



Suite C, Exchange House 50 Drymen Road, Bearsden, Glasgow, G61 2RH

**TO LET**

**£400 Per Calendar Month**



- DEDICATED FIBRE OPTIC INTERNET AND TELEPHONE SYSTEMS INCORPORATING MESSAGING, MUSIC
- 24HR SECURE ENTRY SYSTEMS.
- VERSATILE INDIVIDUAL OFFICE FLOOR PLANS.
- SYMPATHETIC ATTRACTIVE OFFICE FURNISHINGS.
- BOARD ROOM FACILITIES.
- SHORT TERM LICENCES.



## THE PROPERTY

OFFICE SUITE AVAILABLE TO RENT

Why not join our increasing number of business professionals and companies who enjoy our versatile self-contained executive business suites, tailor made to suit individual requirements.

You will have the best of neighbours as our office suites are occupied by professional businesses

Our meeting room is the ideal place for staff training or presentations, hosting them in comfort.

The room includes superfast fibre broadband.

Facilities include :

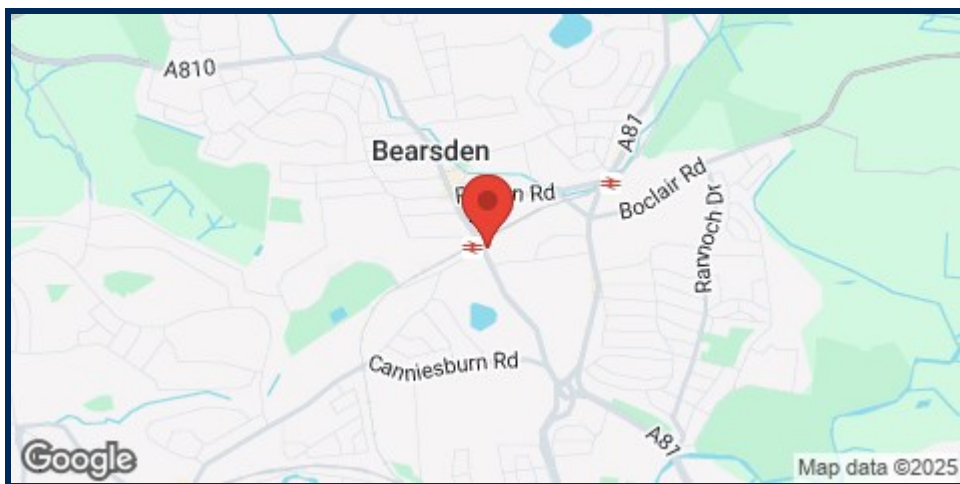
High performance cat5 telephone systems incorporating messaging, music and internet/isdn access;  
Attractive office furnishings;  
Onsite parking available  
24 hours security access  
Kitchen and Toilet facilities  
Bookable Meeting room  
Short term licences available

Includes :- insurance, maintenance, security, cleaning, power and heating

All this means that there are no issues with moving desks or chairs. No negotiations with utility companies or setting up broadband, everything is included.

Centrally positioned prestigious location , adjacent to the station with regular city service.

Walking distance to local post office, shops, supermarkets, bars and restaurants



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>Scotland</b>                                                 | EU Directive 2002/91/EC |           |