

TO LET
OFFICE/RETAIL PREMISES



14A Balornock Road
Glasgow, G21 3UH

- Office/Retail with dedicated parking
- Extends to approximately 118.87 sq.m. (1,279 sq.ft)
- New FRI lease available
- Rental offers in excess of £12,500 per annum exclusive of VAT

LOCATION

The subjects are located on the east side of Balornock Road in the Balornock area of Glasgow. The property benefits from excellent transport connections with multiple bus stops in close proximity as well as nearby access to the M8 and M80 motorways. Springburn Shopping Centre is a short distance to the south west.

See location plan.



DESCRIPTION

The subjects comprise a single storey detached building with a pitched roof clad in ceramic tiles. The property comprises of cellular office accommodation with toilets and tea prep facilities. The unit is accessed via a single entry door to the front with ramp access.

The surrounding area is predominately residential with Springburn Park being adjacent to the premises. The property was previously utilised as a driving test centre and it may be suitable for a variety of uses, subject to planning.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

118.87 sq.m. (1,279 sq.ft)

LEASE TERMS

The premises are offered on a new lease of Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £12,500 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require a rental deposit. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with the following Rateable Value:- £11,700.

The rate poundage for 2025/2026 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

EPC

An EPC has been prepared for the subjects and can be provided upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.