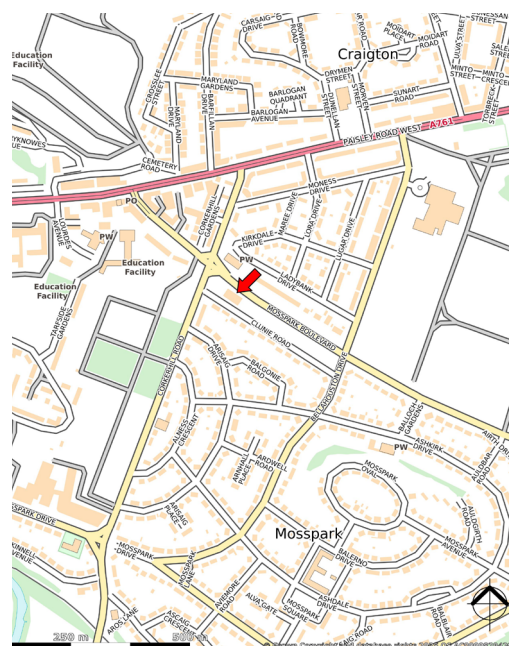




## 539 Mossspark Boulevard, Glasgow, G52 1HU

- Detached Commercial Premises with dedicated car parking
- Close to Paisley Road West
- Arterial road location
- Extends to approximately 545 sq.m. (5,866 sq.ft.)
- Suitable for a variety of uses
- Site area 0.28 hectares (0.69 acres)







## LOCATION

The subjects are located in the Mossspark area of Glasgow, approximately 4 miles south west of the city centre. Access to the M8 and M77 motorways are within close proximity. Public transport is available by way of several bus routes that run on the A761 Paisley Road West, which is a short distance from the subjects.

## DESCRIPTION

The subjects comprise a purpose built office pavilion of steel frame construction under a pitched roof, with brick/block infill panels and extensive glazed panels.

Externally the unit benefits from a dedicated car park and is bounded by a secure perimeter fence. Access to the building is taken from both Mossspark Boulevard and Clunie Road.

Internally, the property is laid out to provide largely open plan accommodation with some cellular offices and toilet accommodation.

The property lends itself to a variety of uses.

## ACCOMMODATION

The subjects extend to the following:

Net Internal Area:-  
545 sq.m. (5,866 sq.ft)

Site area:-  
0.28 hectares (0.69 acres)

## TERMS

Available on Leasehold or Heritable (Freehold) basis.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with the following Rateable Value:- £50,500.

The rate poundage for 2024/2025 is £0.498 in the pound.

## 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.

## CLOSING DATE

As a Closing Date is likely to be set, interested parties are advised to confirm their interest to the agents.

## To arrange a viewing please contact:



**Emma Smith**  
Commercial Property Agent  
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07435 863 212



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## IMPORTANT NOTICE

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6. Date of Publication: March 2025