



TO LET

OFFICE UNIT

19 Marine Crescent, Festival Park, Glasgow, G51 1HD

Well-located office premises with communal car parking.

Excellent transport links available.

100% Rates Relief, subject to occupier status.

Net Internal Area of 63.97 sq.m. (688 sq.ft). approx.

OFFERS OVER £8,000 PER ANNUM INVITED.

LOCATION

The subjects are located south of the river Clyde, approximately 2 miles from Glasgow City Centre. The premises is on the south side of Marine Crescent, to the north of Paisley Road Toll and accessed via Mavisbank Gardens.

The subjects are within the Festival Park area of Glasgow with a plentiful supply of both local amenities and public transport facilities in close proximity. Festival Park is a modern development of office and residential premises.

DESCRIPTION

The subjects are located on the first floor within a 2-storey traditional building of brick construction.

Internally, the space is open plan in nature, benefiting from excellent natural lighting, with 2 private rooms located to the side.

Communal toilet facilities are located on the first floor.

Access is via a single door, protected by a secured entry system.

Communal car parking is available to the front of the premises.

ACCOMMODATION

Net Internal Area - 63.97 sq.m (688 sq.ft.) approx.

RATES

Rateable Value - £5,000.

The subjects benefit from 100% Rates Relief under the Small Business Bonus Scheme, subject to applicant status.

LEASE TERMS

Offers over £8,000 per annum are invited.

VAT

All prices quoted are exclusive of VAT, where applicable. For avoidance of doubt, VAT will be payable on the rent.

EPC

EPC Rating – E67

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Claire Hutton

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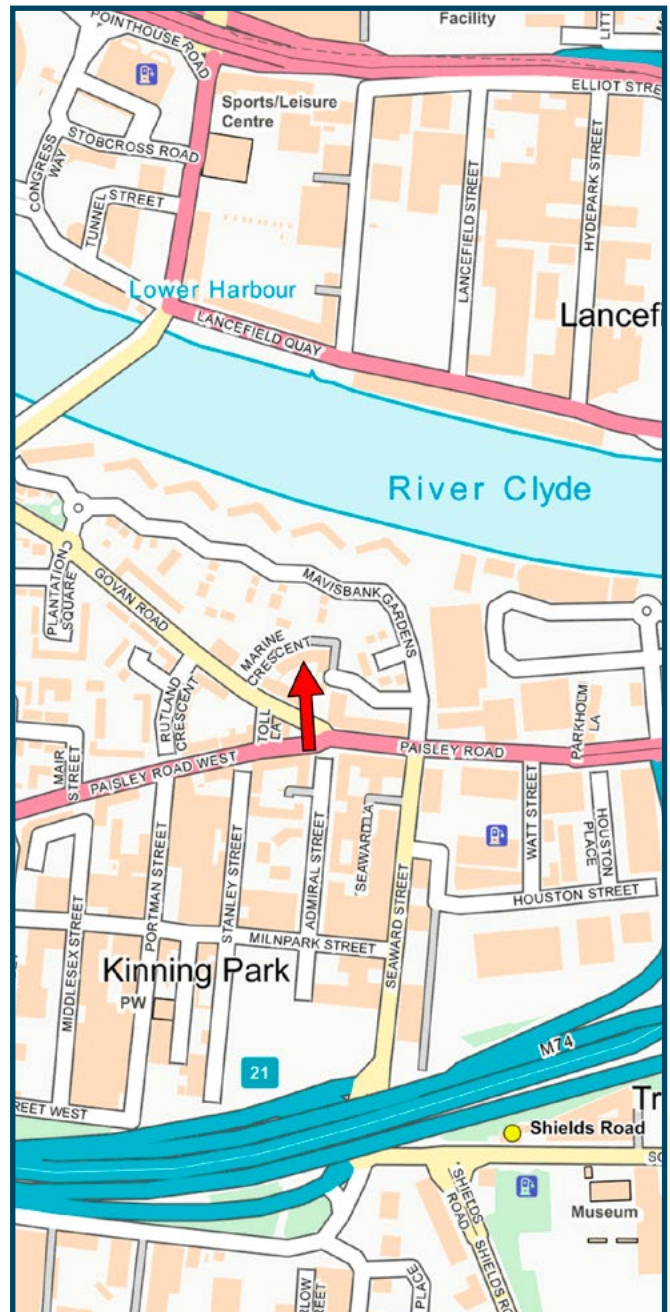
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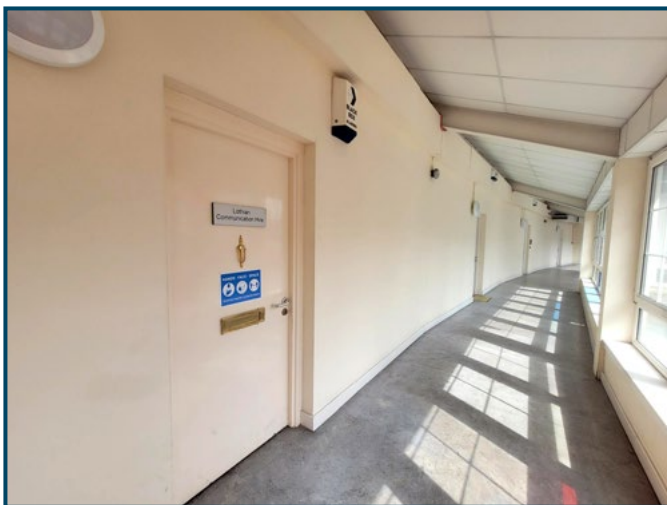


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