



Office To Let

## 273-289 Dunn Street

Glasgow, G40 3EA

To Let - Self-contained 1st and 2nd Floor offices with parking.

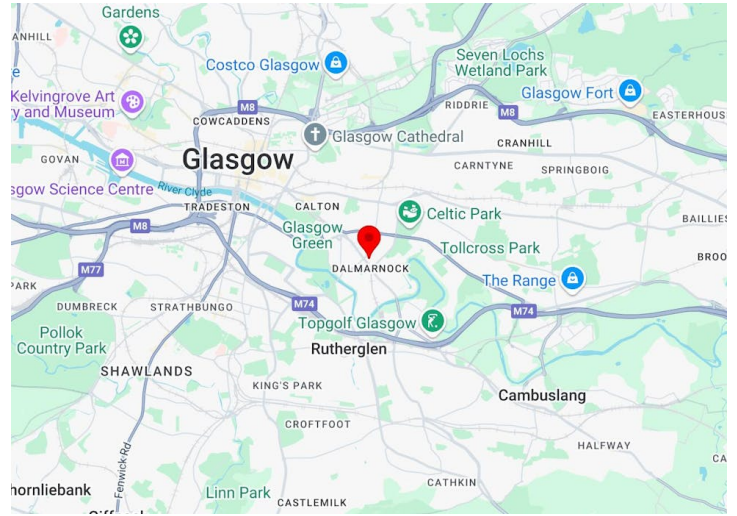
3,500 to 7,000 sq ft (325.16 to 650.32 sq m)

**AVISON  
YOUNG**

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## Summary

Available Size	3,500 to 7,000 sq ft / 325.16 to 650.32 sq m
Rent	£7.50 per sq ft
Service Charge	On application
EPC	Upon enquiry

## Location

273-289 Dunn Street sits within Dalmarnock, which is 1.5 miles east of Glasgow City Centre. The dynamic East End of Glasgow has experienced significant change in recent few years. This former industrial area has undergone a remarkable transformation, particularly since the 2014 Commonwealth Games, which was the catalyst that kick-started this regeneration.

There are several high-quality local amenities in the surrounding area such as Tesco, Greggs, Starbucks, KFC and McDonald's. The Forge Retail Park is also within 5 minutes' drive of the subject property. Transport links are also excellent, with bus and rail links being available within a short walk from the subject property, which allows for quick and easy connections to Glasgow city centre and further afield across Scotland's Central Belt.

## Description

The property is located to the east of Glasgow city centre in Dalmarnock, in the heart of Clyde Gateway.

The offices are located in a modern extension to an existing industrial workshop unit however provides self-contained accommodation. The premises are accessed via a secure door entry system in to a full-height entrance atrium with spiral staircase serving the upper floors.

The suites are on the 1st and 2nd floor and each extends to approximately 3,500 sq. ft. Each floor is self-contained and benefits from existing fit-out comprising several meeting rooms/private offices with glazed partitioning, dedicated male and female toilets, and a small kitchen/tea prep.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Availability
1st	3,500	£7.50 /sq ft	Available
2nd	3,500	£7.50 /sq ft	Available
<b>Total</b>	<b>7,000</b>		

## Specification

- Suspended ceilings with recessed fluorescent lighting.
- Raised access flooring with floor boxes / power and data socket towers.
- Double glazing
- Gas central heating
- Secure door entry system



### Eilidh MacPherson

0141 300 8020 | 07780916913

[eilidh.macpherson@avisonyoung.com](mailto:eilidh.macpherson@avisonyoung.com)



### Michael Facenna

0141 305 6383 | 07983 994 050

[michael.facenna@avisonyoung.com](mailto:michael.facenna@avisonyoung.com)