

# Ryden

## TO LET

**GROUND FLOOR  
NORTH OFFICE SUITE  
690 SQ M (7,429 SQ FT)**



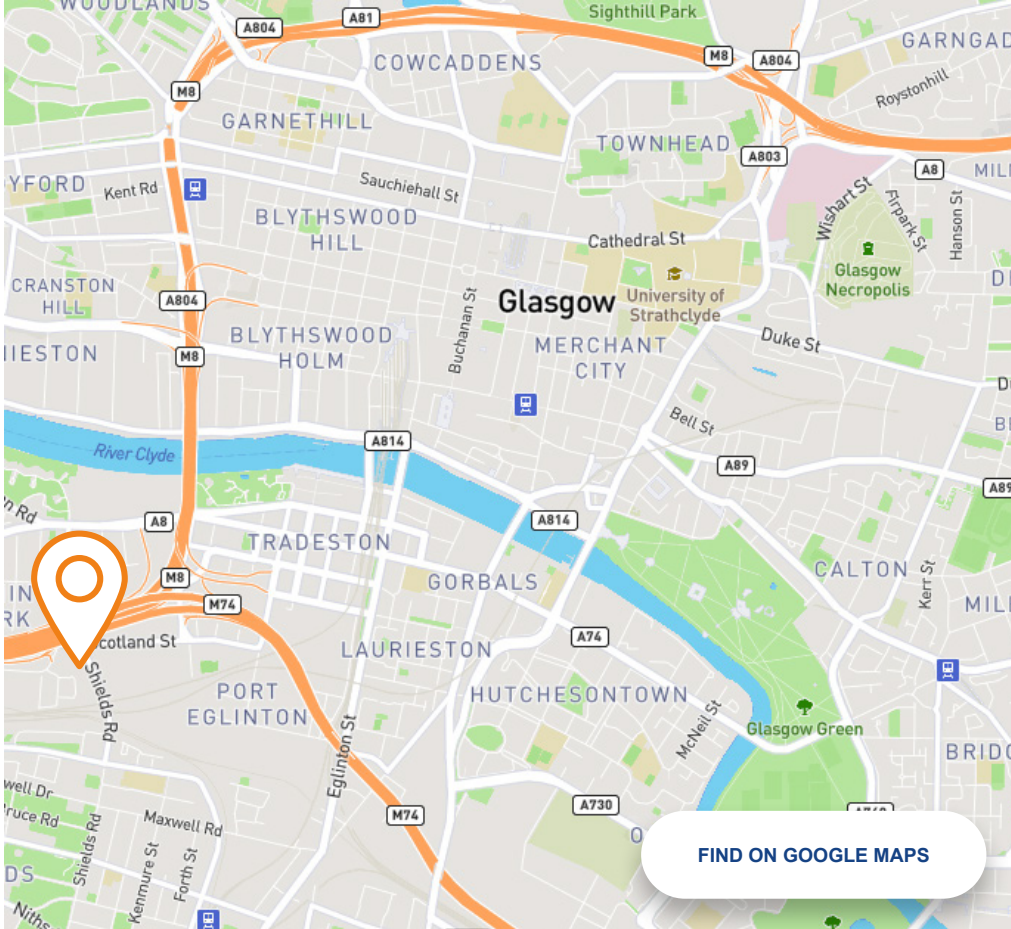
**5 SEAWARD PLACE  
CENTURION  
BUSINESS PARK  
GLASGOW  
G41 1HH**

**26 DEDICATED CAR  
PARKING SPACES**

**1 MILE SOUTH OF  
GLASGOW CITY CENTRE**

**EXCELLENT PUBLIC  
TRANSPORT LINKS**

**FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)**



**Centurion Business Park is situated adjacent to Junction 21 of the M8 motorway, around 1 mile south of Glasgow City Centre.**



## LOCATION

Centurion Business Park is situated adjacent to Junction 21 of the M8 motorway, around 1 mile to the south of Glasgow City Centre.

Public transport links are exceptional, with the Park being located adjacent to Shields Road Underground Station, only a few minutes train ride from Glasgow City Centre. Pollokshields East Railway Station is around 3/4 of a mile away and the location is also well served by bus routes offering regular connections to the City Centre and beyond.

Glasgow City Centre is within a 2 minute drive and 20 minutes walk.

## DESCRIPTION

-  Suspended ceiling system with recessed lighting
-  Full raised access flooring
-  Carpet tile floor covering
-  Comfort cooling
-  Male, female and disabled WC facilities
-  Existing private and meeting rooms
-  Fully wired for IT and power
-  Access to break-out facilities

## ACCOMMODATION

The available accommodation is the ground floor south suite providing a net internal floor area of circa 7,429 sq ft.

26 dedicated car spaces are allocated to the suite.

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR NORTH SUITE	690	7,429

## RENT / LEASE TERMS

The suite is available by way of a new Full Repairing and Insuring lease at a rental of £12.00 per sq ft, inclusive of car parking.

## RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll with a Rateable Value of £68,500.

## EPC

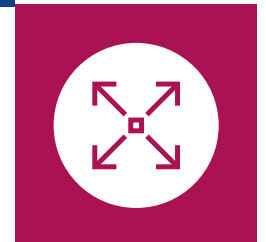
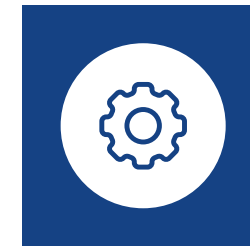
The EPC for the suite is B.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party is responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.



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# GET IN TOUCH

Please get in touch with our letting agents for more details.

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **August 2025**

