

TO LET/FOR SALE

Office Premises

NIA:- 143.57 SQM (1,545 SQ FT)

Modern Office Suite

Located on Busy Thoroughfare of Dumbarton Road

Within Close Proximity to Public Transport Links

Suitable For A Variety of Uses
(Subject to Planning)

Rent: OIEO: £22,000 per annum

Sale Price: Offers In Excess of
£215,000



[CLICK HERE FOR A VIRTUAL TOUR!](#)



SUITE 2/2, 211 DUMBARTON ROAD, GLASGOW, G11 6AA

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

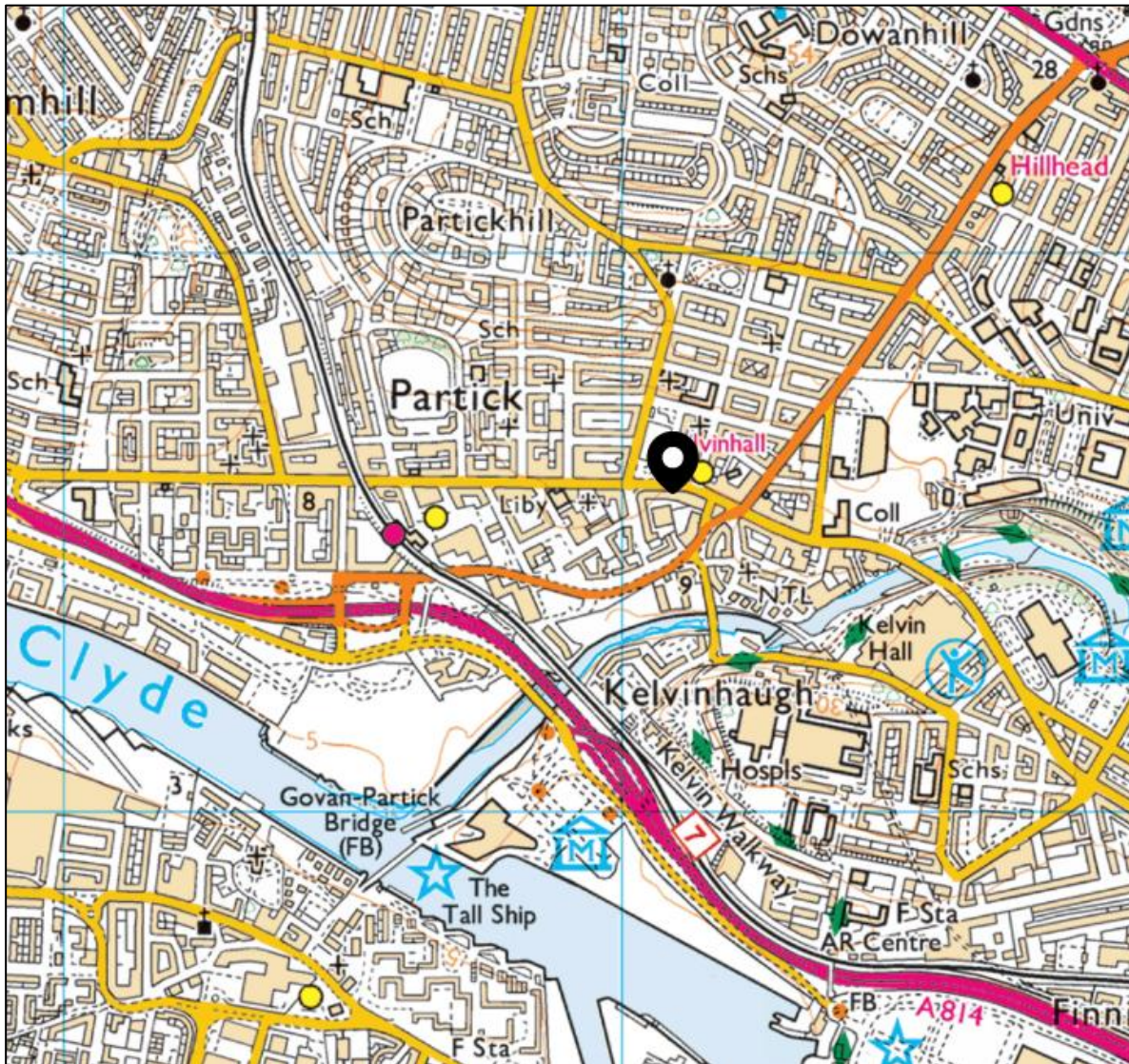
| 0141 331 2807 – 07920 824 408
| 0141 331 2807 – 07551 173 132





Location

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The subjects are situated on Dumbarton Road in Glasgow's West End. The area is a popular residential and retailing location which is conveniently situated north-west of Glasgow City Centre.

Dumbarton Road benefits from strong transport links with Clydeside Expressway located within close proximity, offering access to the M8 motorway and Scotland's wider motorway network. Patrick is located 0.2 miles from the subject property and offers frequent services into Glasgow Central Station. Kelvinhall Underground Station is also located within close proximity providing further connectivity to Glasgow City Centre.

More specifically, the subjects occupy a prominent position on the junction of Dumbarton Road and Keith Street. Dumbarton Road acts as one of the main vehicular and retailing thoroughfares within Glasgow's west end. The surrounding area benefits from a blend of residential and commercial operators including Celinos, Tesco Express and Betfred.



[CLICK HERE FOR LOCATION](#)



Description

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The subjects comprise a second-floor, corner office suite, forming part of a larger mixed use development spanning across ground, first, second and third floor levels. The ground floor is currently occupied by retailing operators and the upper floors dedicated to office occupiers, accessible via an internal stairwell. The property benefits from dedicated pedestrian access off Dumbarton Road via a secure fob-controlled entry system.

Internally, the subjects benefits from a high-quality fit-out, providing a mixture of open plan and cellular office space, benefitting from a carpet floor covering and a suspended tiled ceiling with tiled LED lighting incorporated throughout. The fit-out is further enhanced by ceiling-mounted heating tiles and a raised access floor with electrical outlets distributed throughout. The suite also benefits a kitchen/prep area and a dedicated boardroom. W/C facilities can be accessed via a communal close.

ACCOMMODATION

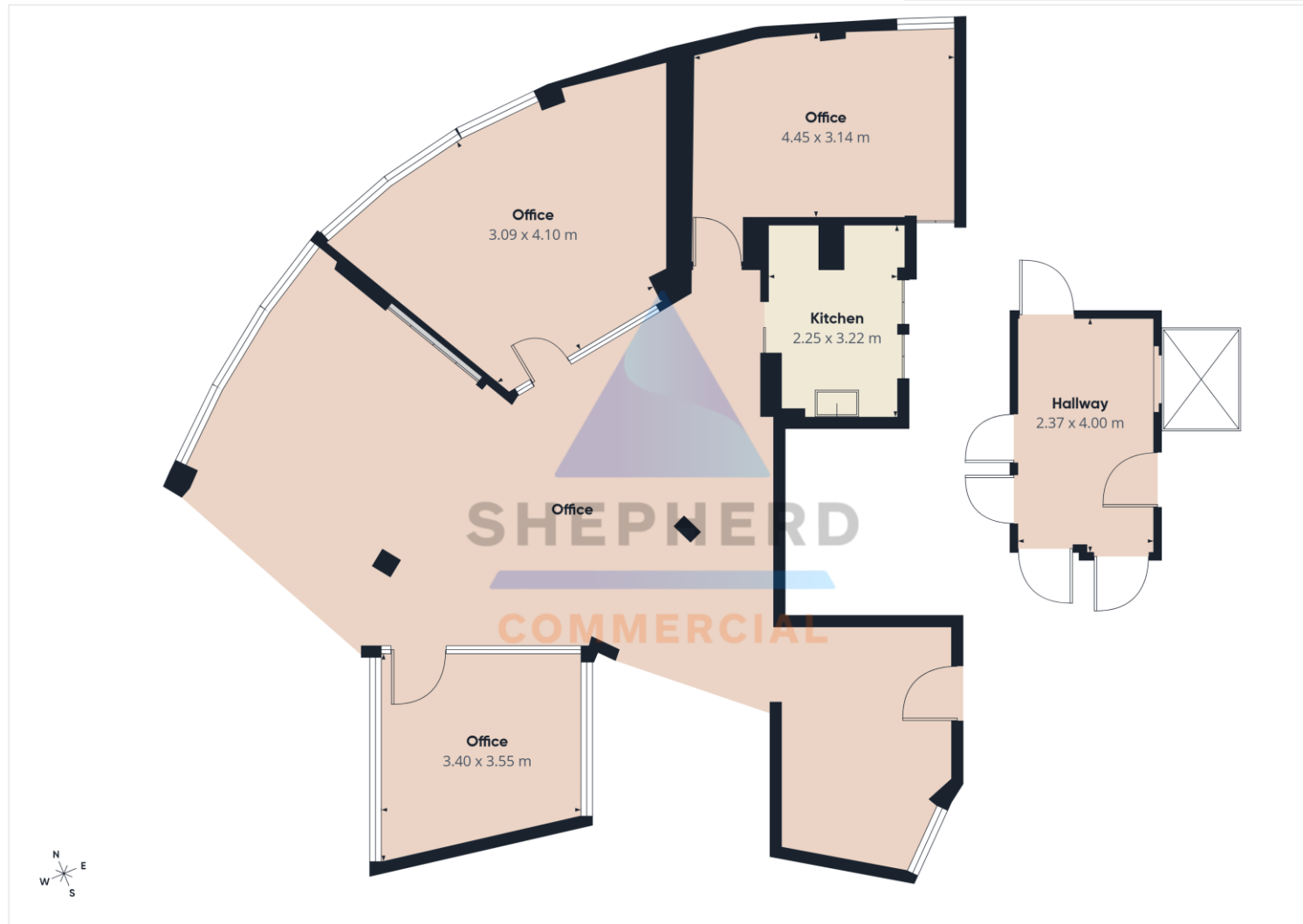
Accommodation	SQM	SQFT
Suite 2/2	143.57	1,545
TOTAL	143.57	1,545

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

SUITE 2/2, 211 DUMBARTON ROAD, GLASGOW, G11 6AA



PLANS ARE FOR INDICATIVE PURPOSES ONLY



RENT

Our client is looking for offers in excess of **£22,000** per annum on the basis of full repairing and insuring lease terms.

SALE PRICE

Our client is seeking offers in excess of **£215,000** for their heritable interest in the subject property.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant/purchaser to satisfy themselves in this respect.

VAT

Unless otherwise stated, all prices are quoted exclusive of VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £15,700. The rate poundage for 2025/2026 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant/purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Calvin Molinari

c.molinari@shepherd.co.uk
M: 07920 824 408



Fraser McDonald

fraser.mcdonald@shepherd.co.uk
M: 07551 173 132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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