

TO LET



G4 McCafferty House, 99 Firhill Street | Glasgow | G20 7BE

TO LET
921 sqft (85.56 sqm)

**Griffin
Webster**
PROPERTY CONSULTANTS

Location

The subjects are situated on the West side of Firhill Road, a short distance from Maryhill Road and Garscube Road A81 and is one of the main arterial routes linking the Northern and Western suburbs with the City Centre. The location further benefits from excellent transport links being just 1 mile from the City Centre and the M8 corridor.

The location has the added advantage of being in close proximity to the Forth and Clyde Canal providing seamless cycle path from Edinburgh to Balloch.

Description

The property is highly specified and extends to 921 sqft with 2 internal offices created behind glass partitioning, open floor space a fitted kitchen and ample data points both in the raised floor and wall mounted. The offices are bright and clean with fresh decoration and carpeted floors. Car parking is available on site.

Terms

The term on offer is up to 10 years Full Repairing and Insuring at an asking rent of £12,000.00 per annum.

Measured Area

921 sqft (85.56 sqm)

Business Rates

The rateable value as provided for by GCC Assessors is £9,400.00 and therefore falls into the Small Business Rates Relief Scheme.

EPC

The EPC rating is available upon request.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



Strictly by prior arrangement
with the letting agents.

Call Greg Dykes

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email:

greg@griffinwebster.co.uk



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