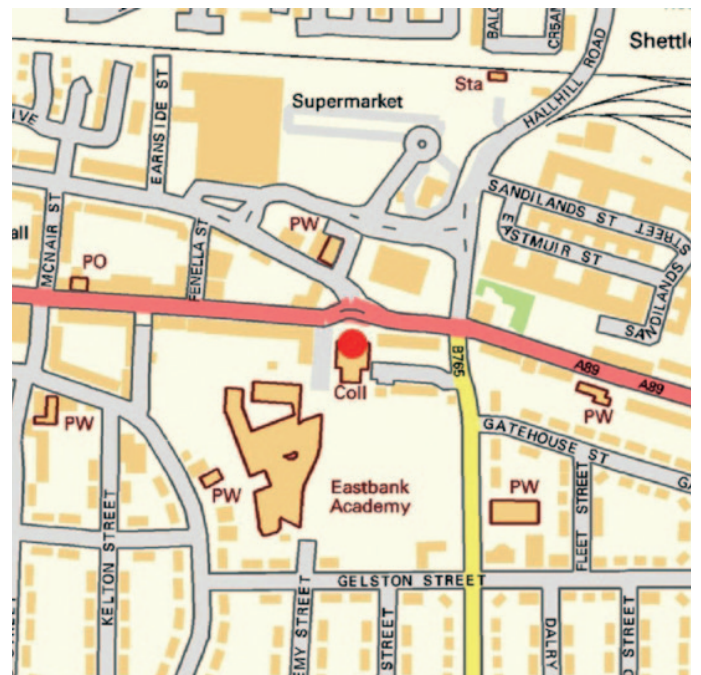




1346 Shettleston Road, Glasgow, G32 9AT

- Traditional refurbished offices
- On-site parking and amenities
- Excellent transport links
- Flexible terms and attractive rentals



LOCATION:

Glasgow is Scotland's largest city with a population in excess of 600,000 people and is located on the upper reaches of the River Clyde in west central Scotland. The city has excellent links to the transport network, the M8 motorway runs through the fringes of the city centre on its west and north sides and links up with the M80, M77, M73 and M74 all within ten miles. Glasgow International Airport is situated around seven miles to the south west of the city centre adjacent to the M8.

The subjects are situated on the south side of Shettleston Road, immediately to the west of its junction with Killin Street and Hallhill Road, within a mixed residential/commercial area. Shettleston Road (A89) forms the main road linking Glasgow City Centre to Baillieston, beyond which there is direct access to the M8 (J8) and M73 (leading to M74). Shettleston Railway Station is located close by and provides direct access to Glasgow Queen Street Station. There are also regular bus services in operation along Shettleston Road itself. The Forge Shopping Centre is located a short distance to the west with a Tesco Metro and petrol filling station located directly opposite.

DESCRIPTION:

The subjects comprise a category B listed, 2-storey, extensively refurbished and upgraded, former school building, benefiting from a 3-storey modern extension. On-site parking is also provided via 48 spaces. Internally, the building provides a range of cellular offices which will meet the requirement of a number of occupiers. Communal toilets and changing facilities are located within the centre of the ground and first floor.

ACCOMMODATION:

In accordance with the RICS Property Measurement (1st Edition), we calculate the net internal area of the suites to be:

SUITE	SIZE
1	343 sqm (3,692.02 sqft)
2	269 sqm (2,895.49 sqft)
10	266 sqm (2,863.20 sqft)
12	254 sqm (2,734.03 sqft)
18	370 sqm (3,982.65 sqft)
21 & 22 (mezzanine)	1,969 sqm (21,194.14 sqft)



RATING ASSESMENT:

All of the subjects are entered on the current Valuation Roll and specific Rateable Values can be provided upon request.

LEASE TERMS:

The subjects are available to let in whole or in part on standard FRI terms.

VAT

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

LEGAL COSTS

Each party will bear their own legal costs in respect of any transaction of this site, however for the avoidance of doubt the ingoing tenant will be responsible for LBTT, Extract copies and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING & FURTHER INFORMATION

Strictly by appointment through:

Graham + Sibbald:
233 St Vincent
Glasgow
G2 5QY

To arrange a viewing contact:



Innes Flockhart

Surveyor

innes.flockhart@g-s.co.uk

07803 896939

0141 567 5397



Terry McFarlane

Head of Agency

terry.mcfarlane@g-s.co.uk

07766 551663

0141 567 5397

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2018