

TO LET Offices

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PROPERTY CONSULTANCY



50 Darnley Street & 49 Forth Street, Glasgow

- ⊗ Striking facade
- ⊗ 24 hour access
- ⊗ Flexible lease terms
- ⊗ From c. 14.92 sq m (156 sq ft)
- ⊗ Potential for rates exemption
- ⊗ Free on street parking

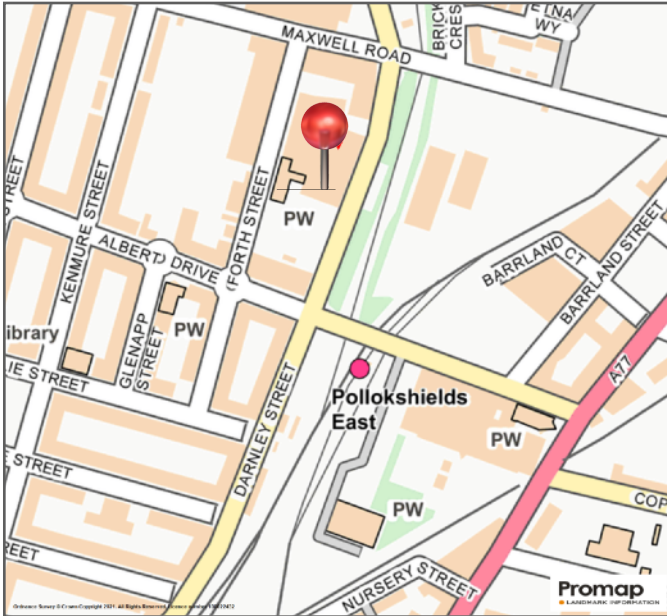


Viewing by appointment with the sole letting agents;
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Location

The subject property is located in Glasgow and within Pollokshields which is a conservation area dating back to the Victorian era. McCormick House Business Centre is bounded by Darnley Street to the East, Forth Street to the West and is in close proximity to Maxwell Road to the North. Excellent public transport links are available nearby with frequent bus services operating on Albert Drive and Pollokshields East Train Station is within easy reach taking around 3 minutes' walk.



Description

The property comprises a Grade A, mixed use, mid-terraced and red sandstone building arranged over four floors. Internally, on the second floor, Office 2.19, 50 Darnley Street benefits from 3 inter-connected open plan offices, exclusive kitchen and WC. There is a waiting area outside the main office. The walls are generally finished in plaster/paint and the ceilings are suspended tile incorporating Category 2 artificial lighting. Floor coverings are of carpet and space heating is provided by a mixture of gas fired and electric radiators.

Office 2.1 and Office 2.2, 49 Forth Street are also an open plan layout with walls finished in plaster/paint. The floors are covered in carpet and ceilings suspended tile incorporating Category 2 artificial lighting. Space heating is provided by electric radiators. Office 2.1, in addition, benefits from gas fired radiators, perimeter trunking, and exclusive use of WC's and tea preparation area.



Accommodation

The subjects provide the following accommodation and approximate floor areas:

Floor	Accommodation	IPMS 3 - OFFICE		NET INTERNAL AREA	
		sq m	sq ft	sq m	sq ft
Second	Office 2.19 Entrance, reception, office 1, office 2, office 3, kitchen	105.46	1135	100.50	1082
	Office 2.1 Office and store	35.59	383	35.16	379
	Office 2.2 Office	14.52	156	13.92	150
Total		155.57	1674	149.58	1611

The above areas have been calculated using IPMS 3 - Office in accordance with the RICS Property Measurement (2nd edition) Professional Statement and on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

Lease Terms

The suites are available to lease on an internal repairing and insuring basis, for a term to be agreed. Quoting rents and full quoting terms are available upon request.



Facts

Rateable Values	Available upon request
Service Charge	The rent payable is inclusive of service charge and buildings insurance
EPC	Rating of 'E'
VAT	Not payable on the rent
Legal Costs	Each party will be responsible for their own
Entry	Available on completion of legal formalities

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