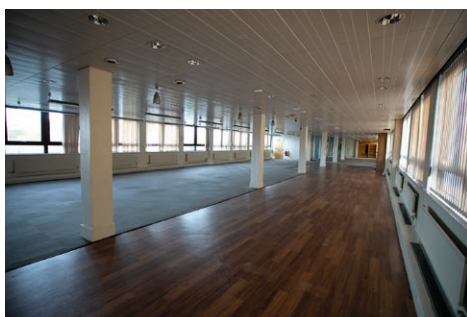




The Lochs Shopping Centre, Easterhouse, Glasgow, G34 9DT

- 10,599 sq.ft. of office accommodation suitable for a variety of uses
- Approximately six miles east of Glasgow City Centre
- Easily accessible from Junction 10 of the M8 motorway
- Extensive car park



LOCATION

The Lochs Shopping Centre is located in the Easterhouse area of Glasgow, approximately six miles east of Glasgow City Centre and readily accessible from Junction 10 of the M8 Motorway.

The Centre fronts Westerhouse Road, and is bounded by Bogbain Road to the east and Shandwick Street to the south.

DESCRIPTION

The self-contained premises offer a regular open plan floorplate which could be used for a variety of uses. Benefiting from three separate entrances, the space naturally splits to allow different points of access.

The property comprises a first floor office with the following specification:

- Perimeter trunking
- Recessed Cat 2 lighting
- Mix of metal and mineral fibre suspended ceiling tiles
- Male and Female WCs
- Accessible from the shopping centre
- Goods lift
- Three separate secure entrances
- Gas fired boiler

ACCOMMODATION

In accordance with the International Property Measurement Standards (IPMS 3), we calculate the area of the available suite as follows:

Floor	Sq. ft.	Sq. m.
1st Floor Office	10,599	984.60

TERMS

The premises are offered on a new Full Repairing and Insuring Lease of negotiable length and full details on the quoting rental are available from the agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £70,000.

The poundage rates for 2020/2021 is £0.498 in the pound.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

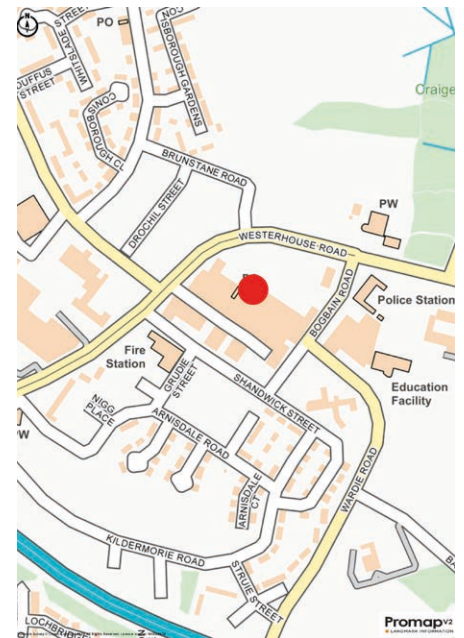
A copy of the Energy Performance Certificate is available on request.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald:
233 St Vincent Street
Glasgow
G2 5QY

Tel: 0141 332 1194



To arrange a viewing please contact:



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Commercial Agent
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0141 567 5382
07900 390078



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Head of Agency
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0141 567 5397
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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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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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6. Date of Publication: July 2020