

PROPERTY

By  Jobs & Business
Glasgow

TO LET

MODERN HIGH QUALITY OFFICE
GARSCADDEN HOUSE,
3 DALSETTER CRESCENT, DRUMCHAPEL, G15 8TG

- Variety of sizes from 34.38 sq m (370 sq ft) Total NIA - 2,348.04 sq m (25,274 sq ft)
- Larger floorplate requirements could be accommodated subject to availability.
- Several suites may qualify for Rating Relief (Small Business Bonus Scheme / Fresh Start)
- High specification: raised access floors, LG3 lighting
- Full reception service
- Flexible lease terms
- Very Competitive Rents from £10.00 per sq ft



Car Parking



WiFi



CCTV



Air Con



Reception



Conference
Facility



Meeting
rooms



Transport
Links



LOCATION

Garscadden House is located within the Drumchapel area of Glasgow approximately 9 miles west of Glasgow city centre. Drumchapel benefits from excellent transport links via the A82 and Drumchapel railway station which is located 0.3 miles from the property.

Garscadden House occupies an attractive location and is situated within a short distance of Drumchapel Hospital.

FLOOR AREAS

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), Garscadden House has a Total Net Internal Area of 2,348.04 sq m (25,274 sq ft).

Suites range in size from 34.38 sq m (370 sq ft) to 428 sq m (4,607 sq ft). Multiple office lets are available for larger floor plate requirements.

For an up-to-date availability schedule, please contact:

Graham + Sibbald LLP
233 St Vincent Street, Glasgow, G2 5QY
0141 332 1194 or jbgenquiries@g-s.co.uk

FEATURES

Garscadden House offers high quality and flexible office accommodation. The individual office suites are arranged over ground and first floor with Lift access to first floor level. Internally, the suites benefit from Raised Access flooring, energy efficient lighting, double glazing and air conditioning throughout. A selection of the Ground Floor office suites benefit from having their own 'front door' via private entrance doors from the car park.

Garscadden House provides a fully manned reception desk, lift access, communal kitchen and toilet facilities on ground and first floor level. A variety of meeting rooms are available for hire at preferential rates.

The subjects also benefit from a market leading communications network to include WIFI / Digital phone system and CCTV.





BUSINESS RATES

The individual office suites are valued and assessed separately for Rating purposes.

For information on a specific suite, please contact the Assessor on 0141 287 1111 or go to www.saa.gov.uk

The poundage rate for the financial year 2022/2023 is 49.8 pence for properties with a Rateable Value up to £51,000, 51.1 pence for properties with a Rateable Value up to £95,000 and 52.4 pence for properties with a Rateable Value above that threshold.

Under Fresh Start Relief, businesses occupying certain long-term empty properties may be entitled to a 100% business rates discount for their first year in those premises.

From 1st April 2017, the Small Business Bonus Scheme provides relief for qualifying occupiers at 100% for properties with a Rateable Value up to £15,000 and 25% for those where the Rateable Value is between £15,001 and £18,000. The upper limit for 25% relief for multiple premises is a cumulative Rateable Value of £35,000 (the 25% relief is available for qualifying occupiers for each individual property with a Rateable Value of £18,000 and under) from 1st April 2017. Small Business Bonus Scheme relief will be subject to the operation of other reliefs including Empty Property Relief, Rural Rate Relief, Charitable Rate Relief, Disabled Persons Rate Relief, discretionary relief for not-for-profit recreational clubs, Fresh Start relief and Business Growth Accelerator Relief, each of which may be available in certain circumstances.

RENT/LEASE

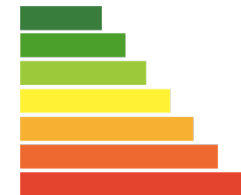
Our client is seeking annual rental offers in the region of £10.00 per sq ft on negotiable lease terms. Our clients remain flexible on length of lease and will offer extremely competitive terms (subject to covenant etc).

SERVICE CHARGE

A service charge exists in respect of the common parts of the building. It is understood that the current service charge for the property is £7.00 per sq ft.

ENERGY PERFORMANCE CERTIFICATE

Garscadden House has an energy performance rating of C.

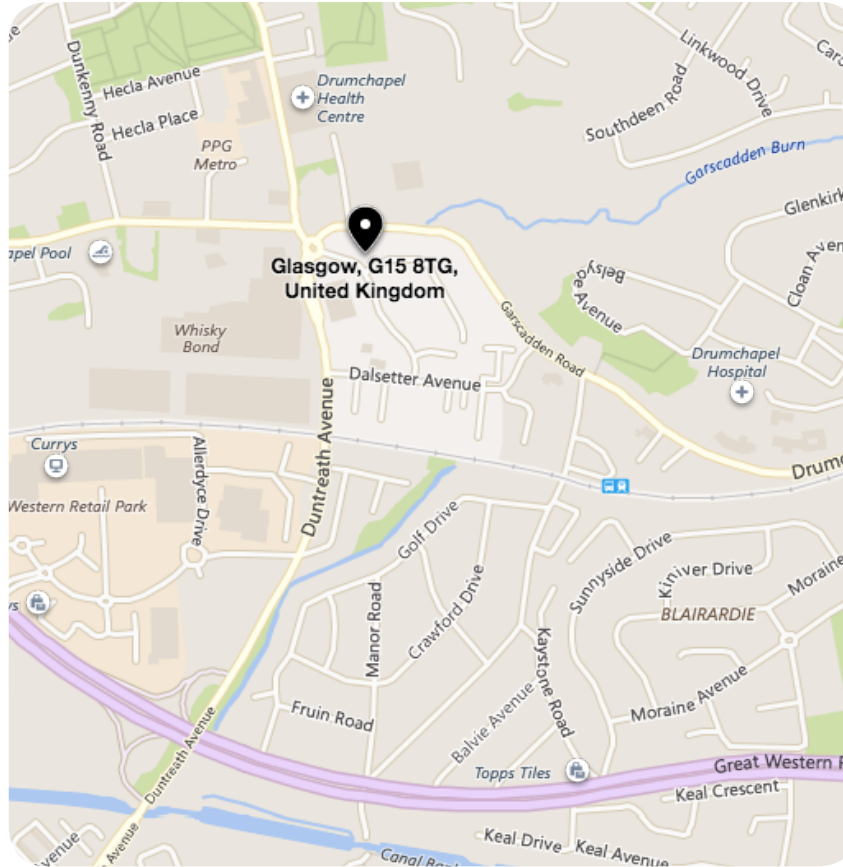


VAT

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

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to any lease transaction, although standardised lease templates may be available in some circumstances.



FURTHER INFORMATION

Contact the sole letting agents acting on behalf of Jobs & Business Glasgow:

Graham + Sibbald LLP
233 St Vincent Street, Glasgow, G2 5QY

0141 332 1194

jbgenquiries@g-s.co.uk

www.g-s.co.uk



Disclaimer: The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. April 2022