



1456 — 1460 Maryhill Road, Glasgow, G20 9DQ

- Second floor office suite
- Prominent location
- Extends to approximately 383.43 sq.m. (4,127 sq.ft.)
- Dedicated car parking spaces
- New FRI lease available





LOCATION

The subject property is located three miles north west of Glasgow City Centre. Access to the site is taken via Maryhill Road.

Maryhill Road is one of the main arterial routes linking the city centre with the suburbs on the north side of Glasgow, including Maryhill, Summerston and further to Bearsden. The M8 motorway can be easily accessed at junction 16 travelling east and junction 17 travelling south.

Public transport links are immediately available along Maryhill Road, and suburban railway stations are also within close proximity to the subjects.

The surrounding area is in mixed use, with retail, leisure, residential and office accommodation in the vicinity of the subject site.

Notable occupiers in the immediate vicinity include Tesco, McDonald's, Subway and JD Gyms.

DESCRIPTION

The subjects comprise a second floor office suite forming part of a larger commercial building arranged over three floors, providing primarily office accommodation. The building was constructed circa 1950. The property is of concrete frame construction under a flat roof.

More specifically, the subjects benefit from open plan office space, cellular office, meeting rooms, staff canteen / tea prep and WC facilities.

There are a number of dedicated car parking spaces to the front and rear of the building.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Floor	SQ.M	SQ.FT
Second	383.43	4,127

TERMS

The premises are offered on a new Full Repairing and Insuring Lease of negotiable length at rental offers in excess of £20,000 per annum, exclusive of VAT.

RATING ASSESSMENT

To be assessed.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

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.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

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

Tel: 0141 332 1194

To arrange a viewing please contact:



Ryan Farrelly
Senior Surveyor
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07900 390078



Shahzad Shaffi
0141 291 5876
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