

# McNicol

PROPERTY CONSULTANTS

# TO LET



## City Centre Office Accommodation

Dundas Court, 38-40, New City Road, Glasgow, G4 9JT

Office Suites with Private Parking - Various Sizes Available



## Location

The subject property is prominently located on the north side of New City Road, at its junction with Garscube Road, only a short distance from Glasgow City Centre.

The subjects benefit from their proximity to both the M8 motorway network and Cowcaddens Underground.

## Description

Dundas Court is an elegant category B listed building which provides a variety of office accommodation over 3 floors.

The available suites have recently been refurbished and benefit from private on-site car parking. Additional car parking spaces may be available to let on a short term basis.

## Lease Terms

The accommodation is available on Flexible Lease Terms for a period to be agreed.

## Rent

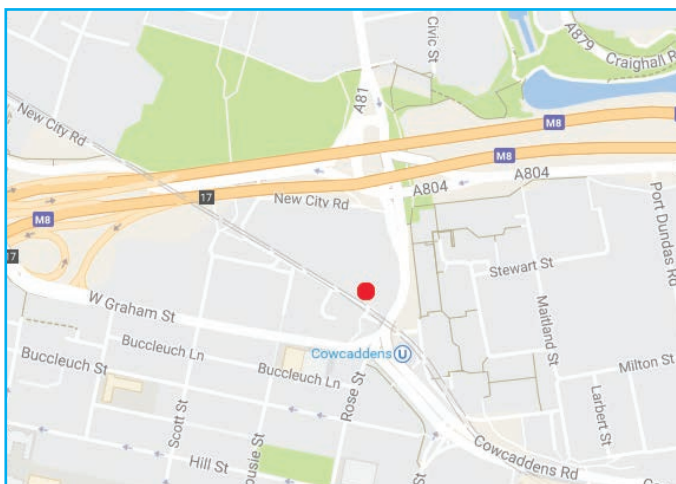
Upon application.

## Service Charge

The ingoing tenant will be responsible for an equitable proportion of the service charge for heating, lighting and maintenance of common parts etc.

## Energy Performance Certificate

The Suites have an EPC Rating of E.



## Vat

Unless otherwise stated all rents are quoted exclusive of Value Added Tax.

## Accommodation

The undernoted suites are available:

GROUND FLOOR	FLOOR AREA		RATEABLE VALUE
	sq ft	sq m	
G20—G26	2643	245.53	£28,800
FIRST FLOOR EAST WING	FLOOR AREA		RATEABLE VALUE
	sq ft	sq m	
F23	269	24.99	£2,450
F24	270	25.08	£2,450
F28	212	19.69	TBC
FIRST FLOOR WEST WING	FLOOR AREA		RATEABLE VALUE
	sq ft	sq m	
F14 / F15	412	38.27	£3,500
F16	291	27.03	£2,300
F21	234	21.74	TBC
FIRST FLOOR / ATTIC FLOOR	FLOOR AREA		RATEABLE VALUE
	sq ft	sq m	
F17 - F19	378	35.12	£14,000
S1 - 4	547	50.82	
<b>TOTAL</b>	<b>5,256</b>	<b>488.27</b>	

## Viewing And Further Information

Strictly by appointment with the Sole Agent:



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