

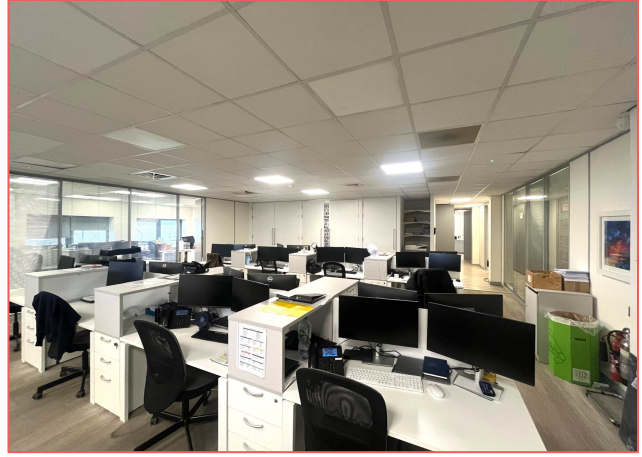
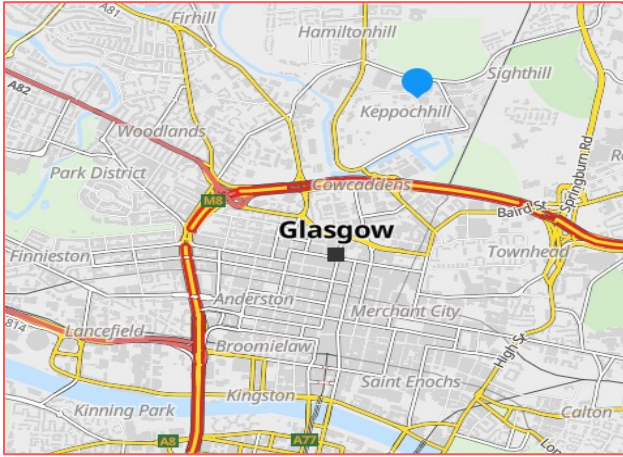


TO LET / MAY SELL
FULLY FITTED MODERN 1st FLOOR OFFICE WITH PARKING

3,353 SQ FT

8 EAGLE STREET
CRAIGHALL BUSINESS PARK, GLASGOW, G4 9XA

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- Fully fitted / plug & play ready for immediate occupation
 - Situated just 1 mile north of Glasgow City Centre
 - Easy M8 motorway access
 - Benefits from existing fit-out; meeting rooms / private offices / tea-prep
 - Passenger lift and secure door entry system
 - 3 x garaged parking spaces, 5 x demised external plus generous free on-street parking
 - Neighbouring occupiers Elmwood Projects, Western Lettings, McQueen's Dairies and Kelvin Smith



LOCATION

- Craighall Business Park commands a highly accessible and elevated position just 1 mile north of Glasgow City Centre
- Easy M8 motorway access via Junction 16 allowing for travel both east and west
- 20-minute walk west to St Georges Cross Underground Station
- Close proximity to Speirs Wharf, The Whisky Bond, Forth & Clyde Canal and Scottish Opera
- Generous free on-street parking provided
- Neighbouring occupiers Elmwood Projects, Western Lettings, McQueen's Dairies and Kelvin Smith

DESCRIPTION

- Fully fitted self-contained plug & play 1st floor office forming part of a larger modern office building
- Secure door entry system provides access to attractive common areas where a passenger staircase and lift provides access to the upper floors
- Internally the subjects are setup to provide a reception, board room, tea-prep, main open-plan office and 3 x private offices off
- The current layout is formed using stud partitions that can be easily reconfigured to suit a prospective occupiers' requirements
- 3 x secure garaged car parking spaces as well as 5 x demised external spaces provided. In addition, there is generous free on-street parking

ACCOMMODATION

NIA - 311.50 SQ M / 3,353 SQ FT

BUSINESS RATES

£30,250

EPC

Available on request.

VAT

The subjects are elected for VAT.

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£10/sq ft.**

Alternatively, our client may consider selling the subjects with quoting information available on request.

VIEWING & FURTHER INFORMATION

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