



# TO LET

## HIGH QUALITY OFFICES

40 Charles Street, Glasgow, G21 2PB

Quality office space over 2 floors

---

Extending to approx. 6,300 sq ft (from circa 3000 sq ft available)

---

Secure car parking for 20 cars

---

Rents from £12 per sq ft

---

Flexible terms available

---

## LOCATION

The property is located 1 mile north of Glasgow city centre within the Springburn area with excellent access to the M8 motorway (junction 15).

Charles Street is an area of mixed uses including industrial, offices and residential all evident.

Occupiers in the close proximity include Safestore Self Storage and Rowebb (wall finishes & landscaping).

The location is the property is shown on the location plan.

## DESCRIPTION

The property comprises a modern two storey office pavilion built in 2004. Currently leased to Glasgow Housing Association (GHA), later this year the space will be available for lease with accompanying car spaces.

Both floors of the building will be provided mainly open plan. The building benefits from a lift and on the first floor has a full kitchen area and fully kitted meeting/boardroom facility.

There is a raised floor and modern lighting throughout.

## ACCOMMODATION

The property extends to approximately 585.28 sqm (6,300 sq ft) over 2 floors on a net internal area basis.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available.

## LEASE TERMS

Our client is seeking a minimum of a 5 years FRI lease.

## RENT

Our client is seeking a rental of £75,600 per annum.

## RATES

The property has a Rateable Value of £60,500.

## LEGAL COSTS

Each party will be responsible for their own costs incurred in any transaction with the incoming tenant responsible for any stamp duty or registration dues.

## VIEWING & FURTHER INFORMATION

Contact either of the following:

### Jonathan McManus

Jonathan.mcmanus@dmhall.co.uk

07771 606 582

or

### Claire Hutton

claire.hutton@dmhall.co.uk

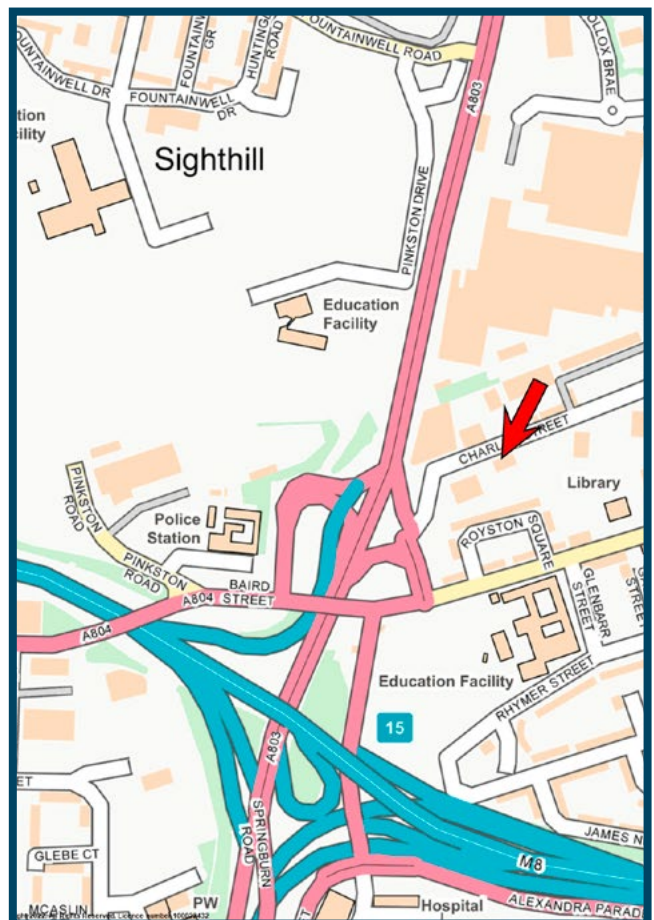
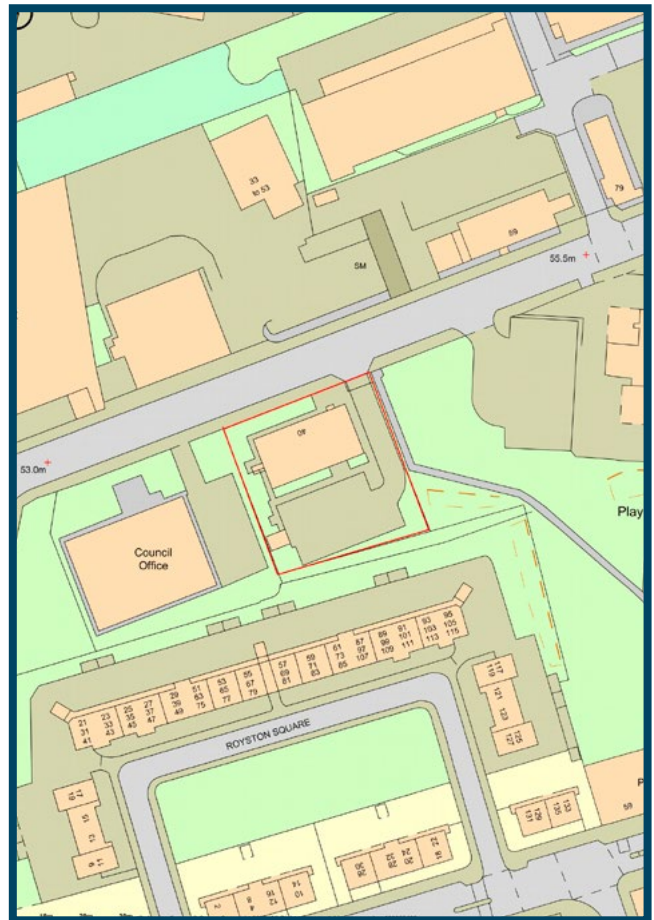
07876 541 654

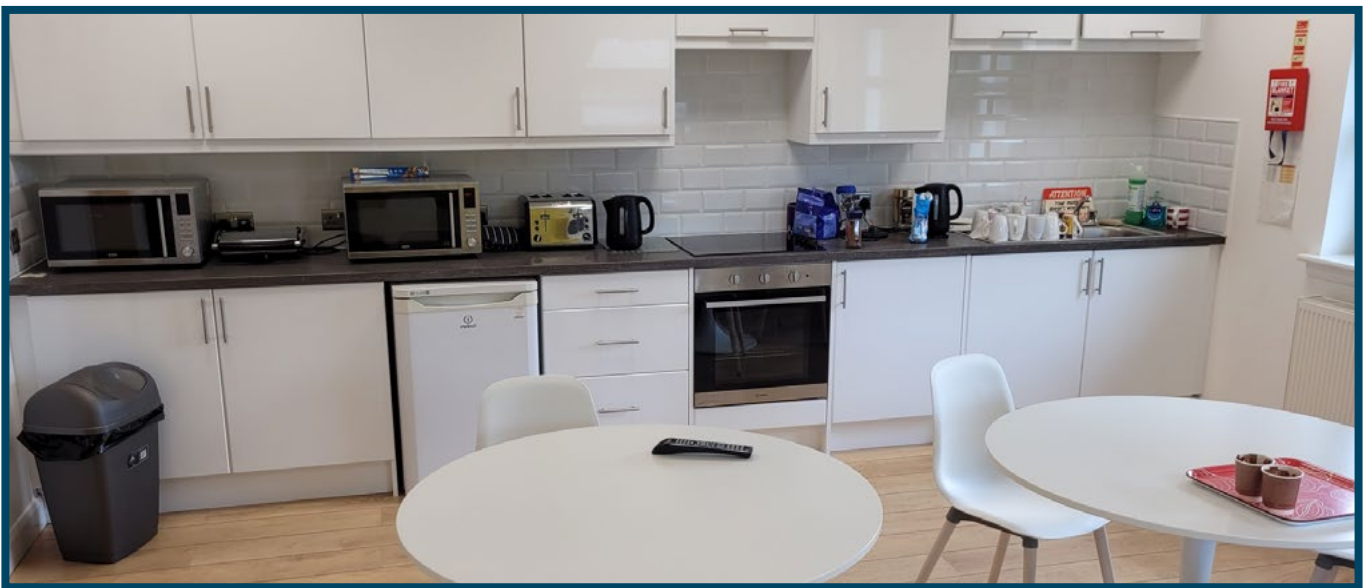
## DATE OF PUBLICATION

JUNE 2022

## REFERENCE

WSA2198





**IMPORTANT NOTE**

DM Hall 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 intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.