

TO LET

GROUND FLOOR NORTH OFFICE SUITE

Ryden



GROUND FLOOR OFFICE SUITE,
5 SEAWARD PLACE, CENTURION
BUSINESS PARK,
GLASGOW G41 1HH

GET IN TOUCH

CONTACT Ken McInnes / Scott Farquharson

TELEPHONE 07747 843479 / 07384 543094

EMAIL ken.mcinnnes@ryden.co.uk

EMAIL scott.farquharson@ryden.co.uk

Viewing is strictly by arrangement with the sole letting agent

7,429

SQUARE FEET

26

CAR PARKING
SPACES

GLASGOW

ONYX, 215 Bothwell St

G2 7EZ

0141 204 3838



ryden.co.uk



LOCATION

Centurion Business Park is situated adjacent to Junction 21 of the M8 motorway, around 1 mile to the south of Glasgow City Centre.

Public transport links are exceptional, with the Park being located adjacent to Shields Road Underground Station, only a few minutes train ride from Glasgow City Centre. Pollokshields East Railway Station is around 3/4 of a mile away and the location is also well served by bus routes offering regular connections to the City Centre and beyond.

Glasgow City Centre is within a 2 minute drive and 20 minutes walk.

DESCRIPTION

- Suspended ceiling system with recessed lighting
- Full raised access flooring
- Carpet tile floor covering
- Comfort cooling
- Male, female and disabled WC facilities
- Existing private and meeting rooms
- Fully wired for IT and power
- Access to break-out facilities

ACCOMMODATION

The available accommodation is the ground floor north suite providing a net internal floor area of circa 7,429 sq ft.

26 dedicated car spaces are allocated to the suite.

RENT / LEASE TERMS

The suite is available by way of a new Full Repairing and Insuring lease at a rental of £12.00 per sq ft, inclusive of car parking.

RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll with a Rateable Value of £68,500.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC for the suite is to be confirmed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with any incoming tenant being responsible for any Land and Buildings Transaction Tax, Recording Dues and VAT as applied.

VIEWING/FURTHER INFORMATION

By contacting the letting agents

Ken McInnes
T: 07747 843479
EM: ken.mcinnnes@ryden.co.uk

Scott Farquharson
T: 07384 543094
EM: scott.farquharson@ryden.co.uk

DATE OF PUBLICATION

December 2022

GLASGOW

ONYX, 215 Bothwell St

G2 7EZ

0141 204 3838



ryden.co.uk

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given 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 as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.