



**Private
parking
available**

To Let

Open Plan Office Accommodation

16-118 Elderslie Street, Glasgow G3 7AW

- Fully refurbished offices
- Self-contained suites
- Flexible lease terms
- Competitive, all-inclusive rents

Location

The property is situated on the east side of Elderslie street at the junction with Berkeley street. Located on the southern fringe of the 'Park Area', the building is conveniently placed, situated approximately 1 mile to the north west of Glasgow City Centre and lies in close proximity to Junction 18 of the M8 motorway allowing for excellent access to the Central Scotland Motorway network.

Public transport can be found via buses on Sauchiehall Street and by train from Charing Cross Station which connects to Glasgow Central Station. For occupiers, staff and visiting clients there are hotels, restaurants and coffee bars within the vicinity.

Description

The property comprises a traditional office building providing accommodation over four floors. A program of refurbishment is underway and when completed will provide modern, self-contained office suites on each floor. Access is via a secure door entry system on Elderslie street with the basement benefiting from private access from Newton Terrace Lane.

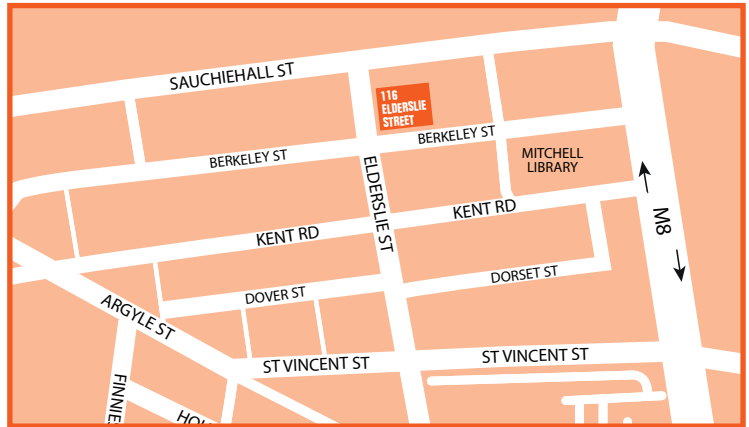
Rating Assessment

Ingoing tenants will be responsible for payment of non-domestic property rates, water and sewerage rates. From the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll as follows:-

Rateable Value

1st Floor Rear Suite - £10,700

Please note that a new occupier has the right to appeal the current assessment.



Key Features

- Located to the West of Glasgow City Centre
- Refurbished Townhouse Office Accommodation
- Mixed residential and commercial location
- Private car parking spaces

Accommodation

1ST FLOOR REAR

1008 sq ft. £16,000 pa inclusive of rent, service charge and tandem car space.

Lease Terms

The accommodation is available on a new FRI Repairing and Insuring lease, for a duration to be agreed.

Service Charge

The ingoing tenant will benefit from an all inclusive rental. The tenant will be liable for utilities and insurance premium for the suite.

VAT

All prices, premiums and rents etc are subject to VAT at the prevailing rate.

Energy Performance

A copy of the energy performance report can be provided on request.

Legal Costs

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

Viewing and further information

Viewing is strictly by appointment and arrangements should be made by contacting the joint letting agents.

Contact

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