

# TO LET

## Modern Office Premises

NIA: 305.46 SQM (3,288 SQFT)

Located within close proximity to  
Glasgow city centre

Dedicated on site car parking  
spaces

Situated outside the LEZ zone

High specification office  
accommodation

Rent: £28,500 P.A.



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## 50 HIGH CRAIGHALL ROAD, GLASGOW G4 9UD

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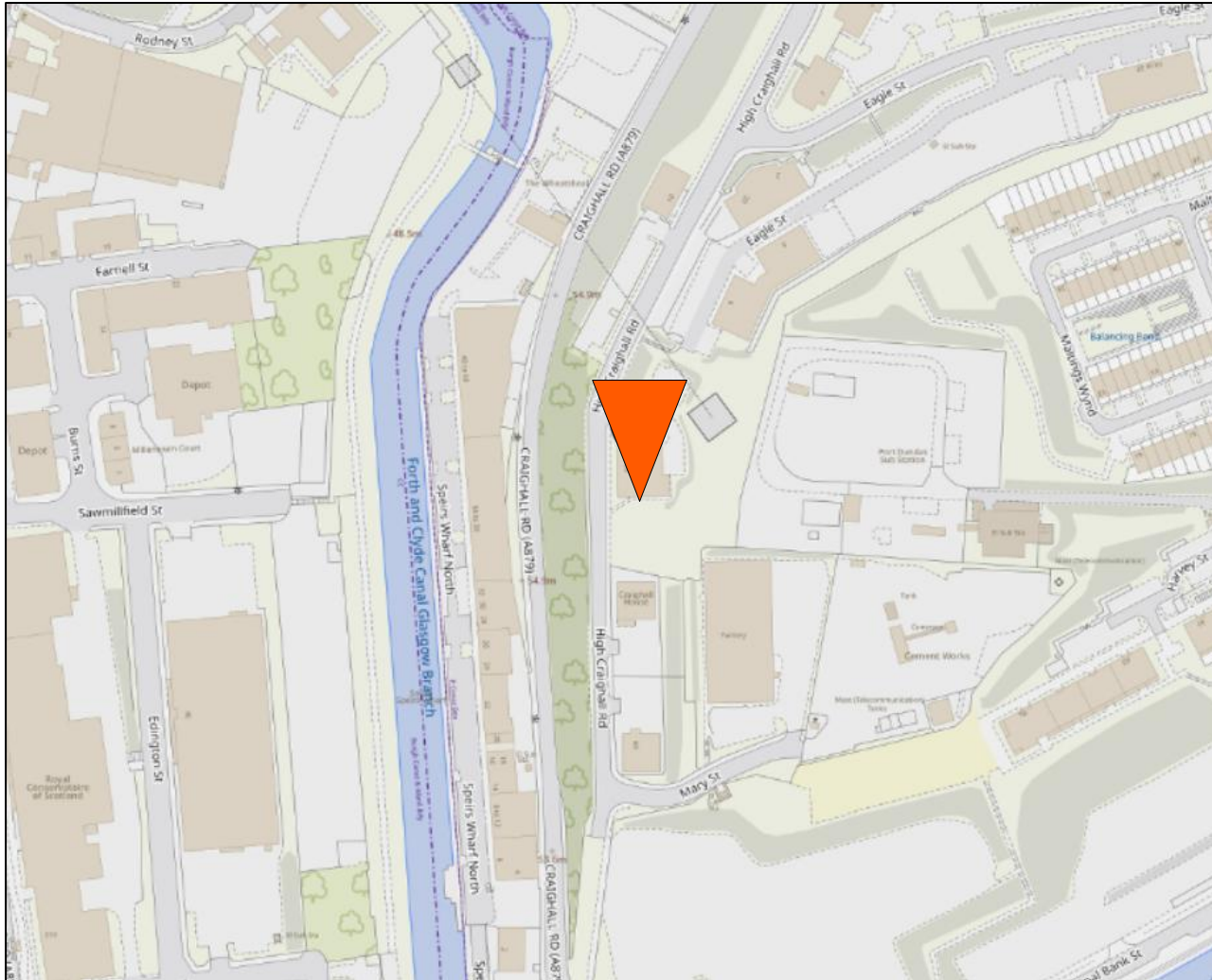
| 0141 331 2807 – 07774 667353  
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# Location

50 HIGH CRAIGHALL ROAD, GLASGOW, G4 9UD



The subjects are situated within Craighall Business Park. Craighall Business Park is located within the Port Dundas area of Glasgow approximately 1 mile north of the city centre. Public transport is a short walk away to include Buchanan Bus terminal and Glasgow railway stations.

The Business Park lies within a mixed use area and is accessed by Craighall Road. The development enjoys an elevated position and the subjects under report benefit from unrestricted views looking south and west over the city.

Other commercial occupiers within the park include McQueen's Dairies, Bobath Scotland and NVDC Architects

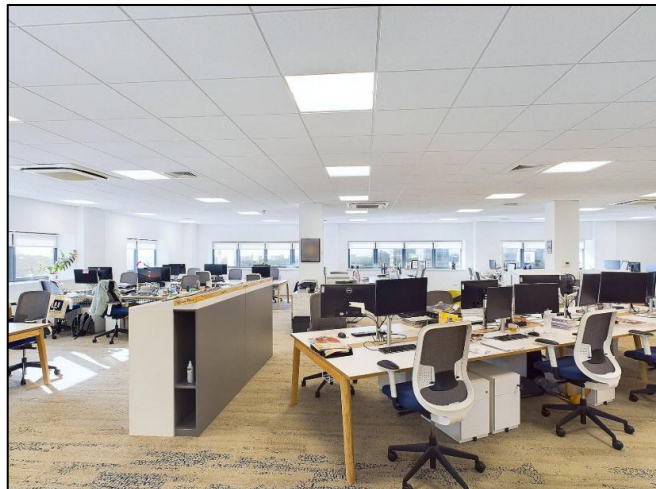


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# Description

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The subjects comprise a detached modern office pavilion with dedicated on-site car parking spaces.

Internally, the subjects feature recently refurbished, open-plan office space with dedicated meeting room.

Finishes include suspended acoustic style ceiling with inset box lights and air conditioning units. Floorings are a mixture of carpet and laminate throughout incorporating floor boxes.

There are dedicated female and male toilets and a staff tea preparation area.



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# Description

50 HIGH CRAIGHALL ROAD, GLASGOW, G4 9UD



## ACCOMMODATION

	SQM	SQFT
Accommodation	305.46	3,288
<b>TOTAL</b>	<b>305.46</b>	<b>3,288</b>

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



*Plan is for illustrative purposes only*



## RENT

**£28,500 per annum exclusive of VAT.**

## SERVICE CHARGE

There is a service charge in relation to repairs and upkeep of common areas. Incoming tenants will be required to pay their appropriate share of the service charge. Further information can be provided to seriously interested parties.

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £29,250. The rate poundage for 2024/2025 is 49.8p to the pound.

Please note that a new occupier of a commercial property has the right to appeal the rateable value within 4 months of the beginning of the tenancy.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date February 2025

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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