

# TO LET

## Office Premises

NIA: 145.48 SQM (1,567 SQFT)

Modern Office Accommodation

Situated In The South Side Of  
Glasgow

Benefits From High Levels Of Daily  
Footfall And Passing Traffic

Rent – £30,000 per annum



CLICK [HERE](#) FOR LOCATION!



**22 MILLBRAE ROAD, LANGSIDE, G42 9TU**

CONTACT:

Adam Honeyman MA (Hons) MRICS  
Fraser McDonald BSc (Hons)

a.honeyman@shepherd.co.uk  
fraser.mcdonald@shepherd.co.uk

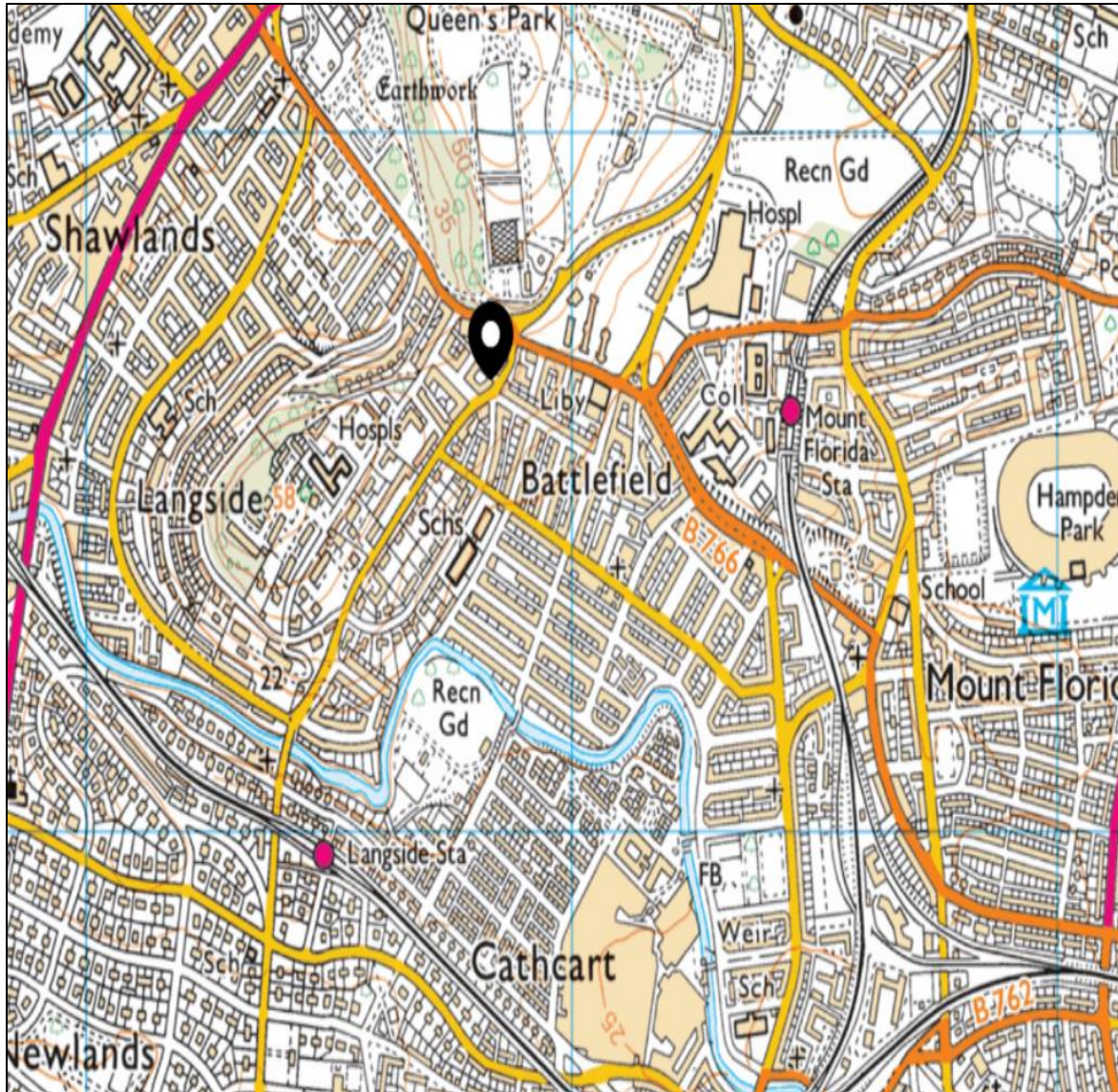
| 0141 331 2807 – 07720 466035  
| 0141 331 2807 – 07511 173132





# Location

22 MILLBRAE ROAD, LANGSIDE, G42 9TU



The subjects are located within the area of Battlefield which is located in Glasgow's southside. The area is a popular residential and retailing destination and is conveniently situated 2 miles south of Glasgow City Centre. Battlefield benefits from excellent transport links with Mount Florida Railway station located within 0.4 miles of the subjects. The surrounding area also benefits from numerous bus routes, which serve areas such as Glasgow City Centre, Cathcart and King's Park.

More specifically, the subjects occupy a prominent pitch on Millbrae Road, located within close proximity to the Battle of Langside Monument. The surrounding area consist of retail and residential dwellings with occupiers such as Dominos Pizza, Sainsburys and Subway. The Victoria residential development, which has recently provided over 400 homes, is also located nearby.



[CLICK HERE FOR LOCATION](#)



# Description

22 MILLBRAE ROAD, LANGSIDE, G42 9TU

The subjects comprise a standalone, two storey former residential dwelling which has undergone conversion to office space. The subject benefit from pedestrian access off Millbrae Road via a secure gate and protection by way of roller shutter at ground floor level.

Internally, the subject consists of multiple spacious rooms which are currently fitted out for office use, spanning across ground and first floor level. The subjects benefit from carpet floor coverings and fluorescent strip lighting incorporated through-out. The property benefits from staff amenities such as W/C facilities and kitchen/prep areas which can be found on both floors.

## ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	61.40	661
First Floor	84.18	906
<b>TOTAL</b>	<b>145.48</b>	<b>1,567</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).





## RENT

We are offering the subjects by way of sublet/assignment.

## LEASE INFORMATION

Rent: £30,000

Expiry: 30<sup>th</sup> September 2028

Lease Type: FRI

Rent Review: N/A

Break Option: N/A

## 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.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £13,158 . The rate poundage for 2024/2025 is 49.8p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

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

## LEGAL COSTS

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

## Get in Touch

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



**Adam Honeyman**

[a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)

M: 07720 466035



**Fraser McDonald**

[fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk)

M: 07511 173132

**Shepherd Chartered Surveyors**

2<sup>nd</sup> Floor, Afton House, 26 West Nile Street,  
Glasgow, G1 2PF

t: 0141 331 2807



## 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.

[shepherd.co.uk](http://shepherd.co.uk)

