

Ryden

TO LET

GROUND FLOOR OFFICE SUITE
174 SQ M (1,875 SQ FT)



**25 DAVA STREET
PAVILION 5
MOORPARK COURT
GLASGOW
G51 2JA**

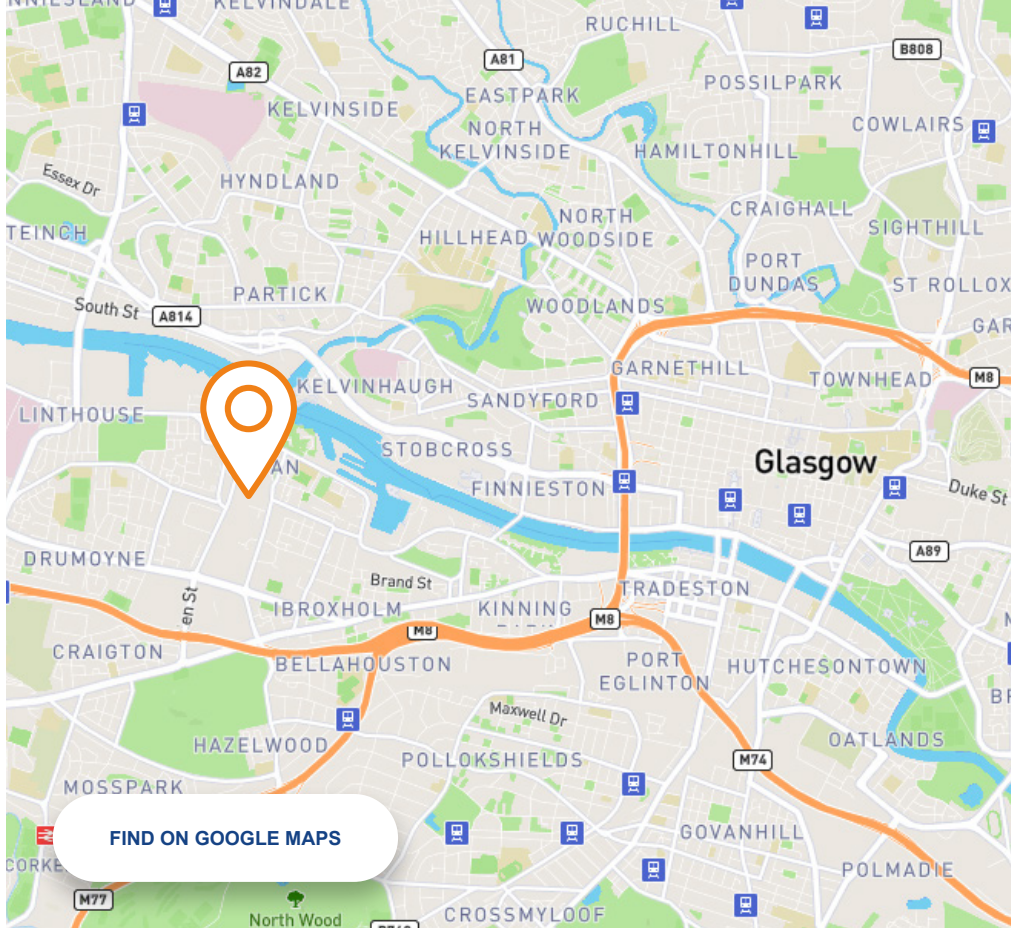
**5 ALLOCATED CAR
PARKING SPACES IN
SECURE CAR PARK**

**2.5 MILES FROM GLASGOW
CITY CENTRE**

OPEN-PLAN LAYOUT

**MODERN OFFICE
DEVELOPMENT**

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LOCATION









Approximately 2.5 miles to the south west of Glasgow City Centre, Moorpark Court is a modern office development situated just off Broomloan Road.

The subjects allow for ease of access to J23 of the M8 motorway and are a few minutes walk from both Govan and Ibrox Subway Stations. Braehead Shopping Centre and Glasgow International Airport are approximately 5 minutes drive of the subjects.

DESCRIPTION

Moorpark Court is a development of 7 modern office buildings. The ground floor suite in Pavilion 5 boasts excellent levels of natural daylight and features a primarily open-plan layout, with two meeting rooms and a dedicated kitchen facility.

The suite benefits from the following specification;

-  Suspended ceiling
-  LG7 lighting
-  Raised access floors
-  Gas fired central heating
-  Male, female and accessible toilet facilities
-  5 allocated car parking spaces
-  Secure car park with controlled gates
-  EPC rating B

ACCOMMODATION

The subjects have the following approximate areas:-

| DESCRIPTION | SQ M | SQ FT |
|--------------|------|-------|
| GROUND FLOOR | 174 | 1,875 |

RATEABLE VALUE

The subjects will be entered into the valuation roll as having a Rateable Value of £20,750. The tenant will be responsible for all Local Authority rates and charges levied as a result of their occupation.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party is responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.





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GET IN TOUCH

Please get in touch with our letting agents for more details.

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Ryden

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. 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 what ever in relation to this property. **May 2025**

