

TO LET - OFFICE

100 CARNEGIE ROAD

HILLINGTON PARK, GLASGOW, G52 4JZ



KEY HIGHLIGHTS

- 533 sq ft
- Fully fitted plug and play offices
- Available on new FRI lease - £14,000 pa + VAT
- Eligible for 100% rates relief under Small Business Bonus Scheme
- Available for immediate occupation
- Short walk to Hillington East Railway Station
- Generous parking

SUMMARY

Available Size	533 sq ft
Rent	£14,000 per annum
Rates Payable	£3,436.20 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£6,900
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Self-contained first floor office accommodation.

Secure door entry system from street level where a staircase provides access to the first floor.

Internally provides well-presented open-plan office with partitioned meeting room plus mezzanine level with additional meeting room / private office at mezzanine level.

Male, female WCs provided plus shower facilities provided.

LOCATION

The subjects are located within the popular and well-established Hillington Park, approximately 5 miles west of Glasgow city centre.

More specifically the subjects are located on the south side of Carnegie Road by its junction with Hillington Road and Colquhoun Avenue.

Convenient M8 motorway access is provided via Junction 26 that connects with Glasgow city centre and the M74 and M77 a short distance east

Glasgow International Airport is just a 5- minute drive travelling west.

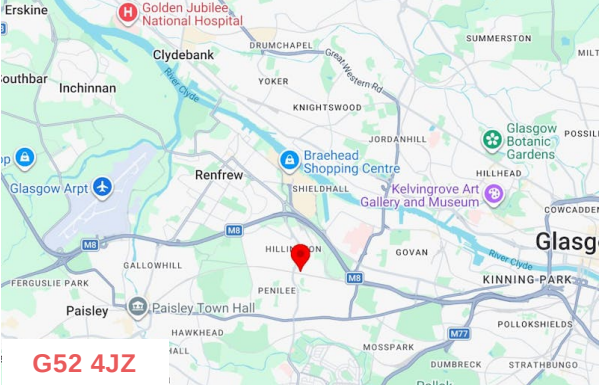
Hillington East Railway Station is a 5 minute walk east.

Nearby occupiers include Forward Asset Finance, The Bathroom Centre Glasgow, HPD, George Boyd, Jewsons.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	533	49.52	Available
Total	533	49.52	



VIEWING & FURTHER INFORMATION

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