

FOR SALE - OFFICE

60 HIGH CRAIGHALL ROAD

PORT DUNDAS, GLASGOW, G4 9UD



KEY HIGHLIGHTS

- 4,061 sq ft
- Situated just 1 mile north of Glasgow City Centre
- 3 tenants occupy by way of rolling license agreement with 1 tenant on a lease expiring in December 26
- 10 x secure car parking spaces
- Standalone office building
- Excellent owner-occupier / investment opportunity
- Produces a total rental income of £33,388.96 per annum = low average rent of £8.22/sq ft
- Offers over £345,000 invited

SUMMARY

Available Size	4,061 sq ft
Price	Offers in excess of £345,000
Business Rates	The subjects have 5 x separate entries in the Valuation Roll all of which allow for 100% rates relief.
VAT	Applicable. The subjects are elected for VAT however it is anticipated that a sale will be by way of TOGC (Transfer of Going Concern)
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Modern standalone office building on secure self-contained site bound by palisade fencing with 10 x secure car parking spaces provided.

Access is via a secure door entry system which leads into attractive freshly decorated communal area. The ground floor provides 2 x office suites, 1 x warehouse area together with communal tea-prep and WC's. A passenger staircase provides access to the first floor that provides 2 x office suites. All of the internal fit-out is formed using stud partitions so the layout can be easily changed to suit an occupiers requirements.

Mains supplies to 3 x phase power and gas provided.

LOCATION

Craighall Business Park commands a highly accessible and elevated position just 1 mile north of Glasgow City Centre.

Easy M8 motorway access via Junction 16 allowing for travel both east and west 20-minute walk west to St Georges Cross Underground Station.

Neighbouring occupiers Avante Digital, Kelvin Smith, Western Lettings, McQueen's Dairies and Eyebright.

ACCOMMODATION

The accommodation comprises the following areas:

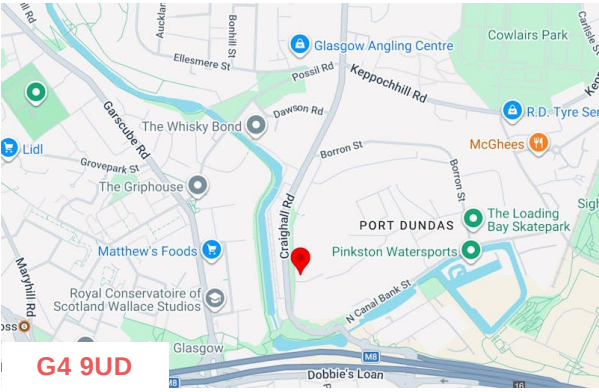
Name	sq ft	sq m	Availability
Ground - Storage	1,112	103.31	Under Offer
Ground - Room 1	500	46.45	Under Offer
Ground - Room 2	220	20.44	Under Offer
1st - Room 1 & 2	790	73.39	Under Offer
1st - Room 3	1,439	133.69	Under Offer
Total	4,061	377.28	

TENANCY INFORMATION

The subjects are let to 4 tenants producing a total rental income of £33,388.96 per annum = low average rent of £8.22/sq ft.

3 tenants occupy by way of rolling license agreement with 1 tenant on a lease expiring in December 26.

Opportunity for a purchase to agree new leases or take back space for owner-occupation.



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk



G·M·BROWN