

Offices

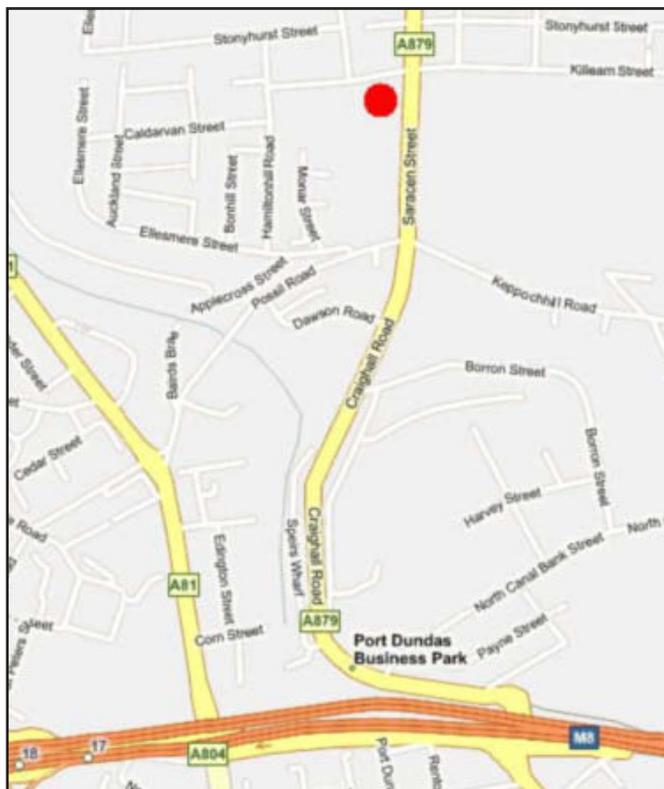
To Let



-  Easy access to the motorway network, approximately one mile north of Glasgow City Centre
-  Gross internal area of 510.21 sq m (5,492 sq ft)
-  Improving and emerging area immediately adjacent to the new £15 million 'Saracen Exchange' development and 'The Point' commercial and retail estate

131-133 Killearn Street, Glasgow

Location



The subjects are located at the junction of Killearn Street and Saracen Street in the Port Dundas/Possal Park area of Glasgow, approximately one mile north of the city centre in an area of mixed industrial and residential uses.

The subjects are well located for local bus services and benefit from being in close proximity to the motorway network. The subjects are adjacent to the new 'Saracen Exchange' development due to commence building in 2013, which will provide a healthcare hub, offices, supermarket, residential units and car parking facilities.

Our client's subjects are well placed to benefit from the local regeneration of the area.

Description

The subjects comprise of part of the first floor of a two-storey building of brick construction under a pitch and tiled roof.

Accommodation

We estimate that the subjects provide the following approximate net internal floor areas:

First floor:	413.18 sq m	(4,447 sq ft)
Attic/storage:	97.08 sq m	(1,045 sq ft)
Total:	510.21 sq m	(5,492 sq ft)

The subjects have substantial on-street car parking provision adjacent.

Lease terms

The subjects are offered on the basis of a new, full repairing and insuring lease of negotiable length, incorporating upwards only rent reviews.

Rental

Offers over £7,500 are invited for the benefit of a leasehold interest in the subjects.

Rateable value

The subjects currently form part of a unum quid entry and will require to be reassessed upon entry. An estimate of rateable value can be provided upon request.

VAT

Prices are quoted exclusive of VAT (if applicable).

Legal costs

Each party will be responsible for their own legal costs incurred in connection with the transaction.

Viewing and further information

For further information or an appointment to view please contact:

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