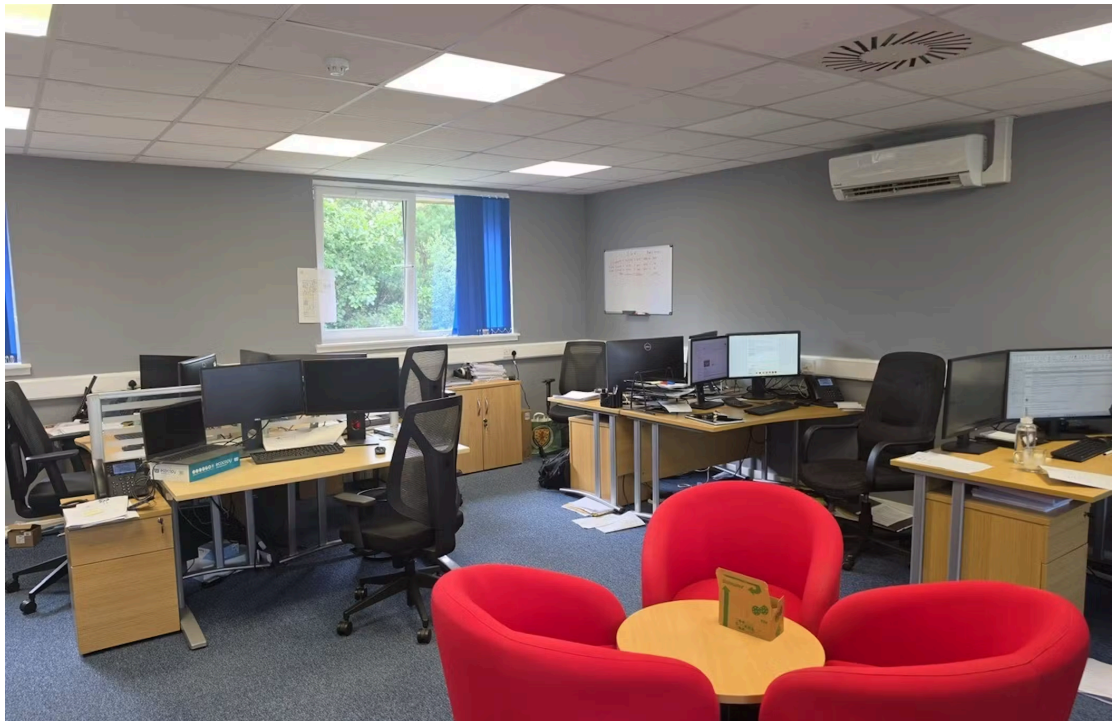
Lapsley McManus

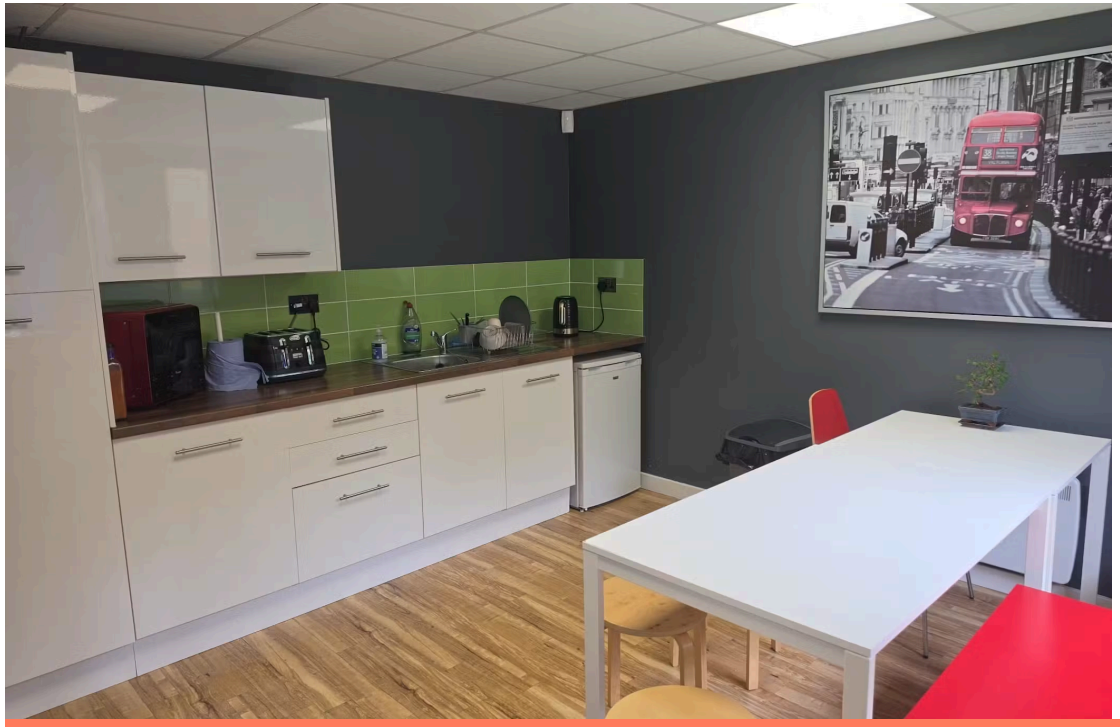
29 Lonmay Place, Panorama Business Park, Glasgow, G33 4ER

Office For Sale Offers in excess of £170,000

For Sale - Modern Office Pavillion

www.lapsleymcmanus.com





Description

The subjects comprise an mid terraced two-storey office pavilion of brick construction under a pitched and profile metal sheet roof. Internally, the subjects are arranged to provide a modern arrangement comprising a mix of open plan office, kitchen & staff area and toilet facilities. Access is provided through a single entrance door, benefiting from secured entry access. There is provision for 2 dedicated parking spaces.

Internally finishes include a mix of carpet and laminate flooring, plaster and painted walls, a suspended ceiling incorporating LED lighting and ventilation together with glass partitioning to form the meeting / board rooms. The premises have air conditioning.

Location

The subjects are positioned on the east side of Lonmay Place within Panorama Business Park, which is a very well located modern development of office pavilions.

Panorama Business Park is a popular business location being situated at Junction 11 of the M8 Motorway and is therefore ideally placed for access to the Central Scotland motorway network and also Glasgow city centre lying a short drive away approximately 5 miles to the east.

There are local bus services serving the park from Edinburgh Road to the south and Stepps Road to the west. The excellent Glasgow Fort Shopping Centre is a short drive, where occupiers including M&S, Zara, Primark, Next, H&M together with restaurants including Wagamama, Leopardo Pizza, Bread Meats Bread, Nando's and a Vue Cinema.

Summary

- Price: Offers in excess of £170,000
- Service charge: The tenant(s) will pay a share of any common expenditure incurred in connection with the maintenance of the common parts of the buildings/ estate.
- VAT: Applicable
- Legal fees: Each party to bear their own costs

Further information

- View details on our website
- View Microsite

Contact & Viewings

Emma Erunlu
0141 556 1222
emma@lapsleymcmanus.com

Marc Erunlu
07836 357570
marc@lapsleymcmanus.com

Accommodation

Name	sq ft	sq m	Availability
Ground	536	49.80	Available
1st	693	64.38	Available
Total	**1,229**	**114.18**	

Sale / Price

Offers in excess of £170,000 exclusive of VAT are invited.

Business Rates

The floors are separately assessed for rates purposes at present, and qualify for 100% rates relief:
Ground: £6,800
1st: £7,900

Energy Performance Certificates

Available upon request.

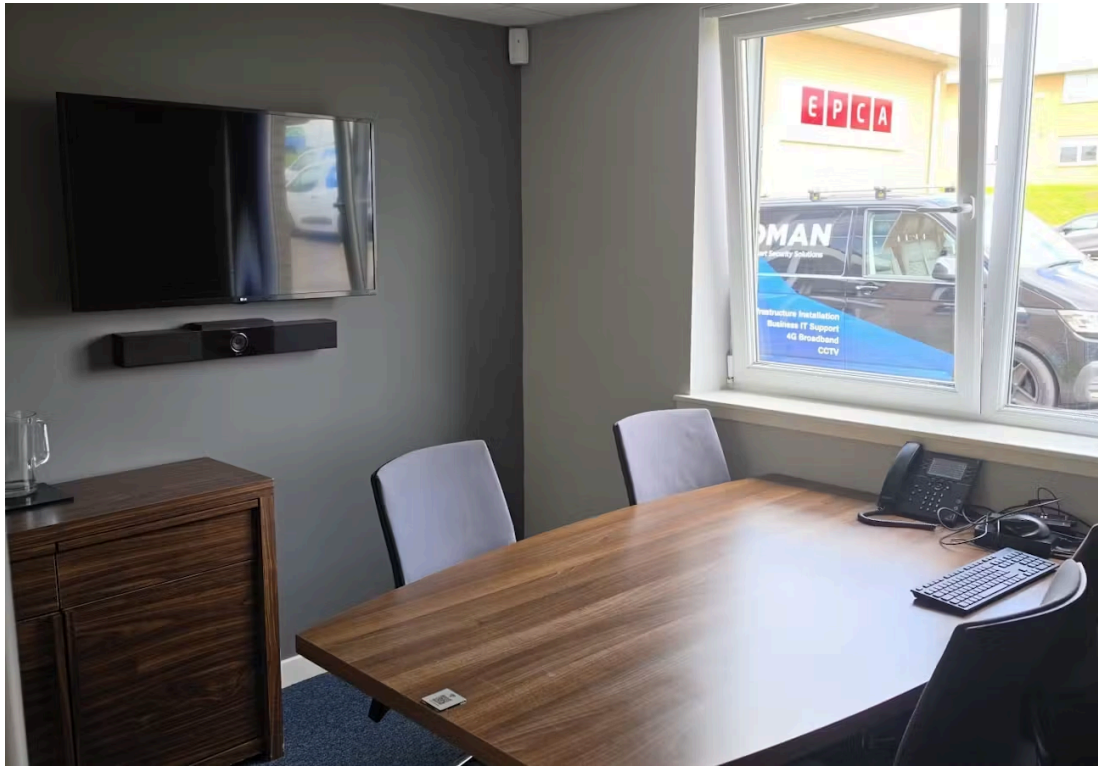
Anti Money Laundering Regulations

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. The tenants shall pay a charge for the upkeep of the common parts of the estate and a share of the building's insurance premium

Availability

Available Immediately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