

Lapsley McManus

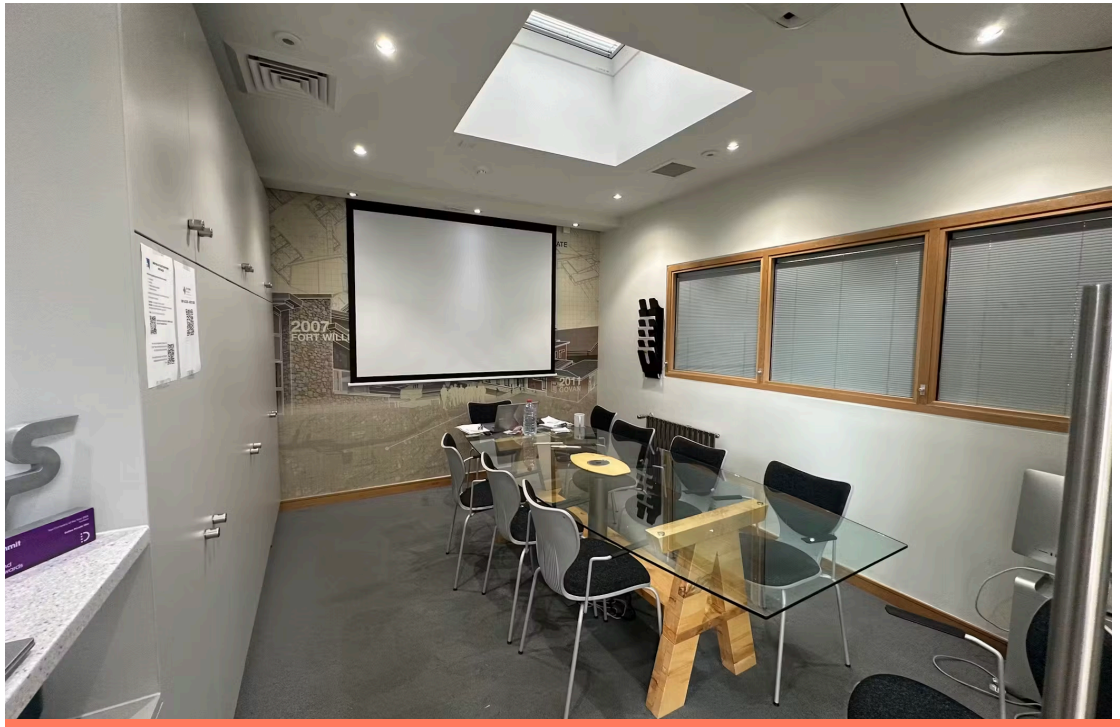
22 Govan Road, Glasgow, G51 1HS

Office To Let | £13,000 per annum | 709 sq ft

To Let - Fabulous Office Opportunity

www.lapsleymcmanus.com





Description

The property comprises a self contained office suite with main door access, which forms part of a highly specified purpose built medical centre. The suite forms the eastmost wing of the development, adjacent to the main car park, access to which is secured by electric gates at the entrance from Govan Road. There are 4 car spaces allocated to the premises. The accommodation comprises two office suites, one with a curved wall feature, boardroom, kitchen and toilet/shower facilities. The premises are well presented with features including:

- Equality Act compliant
- Gas central heating
- Comfort cooling
- Raised access floor (larger room)
- Carpet flooring
- Fully equipped boardroom
- Modern fitted kitchen
- Good Natural light
- 4 designated car spaces

Location

The property occupies an excellent location on the periphery of the city centre and short distance to the east of Pacific Quay, recognised as Glasgow's Digital Media Quarter on the banks of the River Clyde where major occupiers including the BBC, STV, The Hub, BiP Solutions and Mallan Group, together with the Glasgow Science Centre, Village Hotel and Premier Inn.

The location is highly accessible and has good connectivity to the M8 and M74 as well as to the City Centre via the A77 or the Clyde Arc Bridge and Finnieston. Springfield Quay Entertainment Complex is a short distance to the east and across the Clyde Arc Bridge there is the Ovo Hydro, Exhibition Centres, numerous hotels, bars and restaurants. The Exhibition Centre train station, as well as both Cessnock and Ibrox underground stations are a short walk.



Summary

- Rent: £13,000 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

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Accommodation

Name	sq ft	sq m	Availability
Ground	709	65.87	Available
Total	**709**	**65.87**	

Rent / Terms

£13,000 per annum exclusive of VAT.

Business Rates

The rateable value has been split, the entries are £2,900 and £4,200.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

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.

Availability

Available September 2006




Culligan
HSE


Caution
Glass
door


Finnieston
Exhibition Station
OVO Hydro Arena
Anderston Station
Glasgow Central Station
Scottish Event Campus
STV HQ
M8
22 GOVAN ROAD
Village Hotel
Springfield Quay
Bridge Street Subway Station
Kinning Park Subway Station
M8
M74