TO LET - OFFICE

33 TOWNSEND STREET

PORT DUNDAS, GLASGOW, G4 0LA

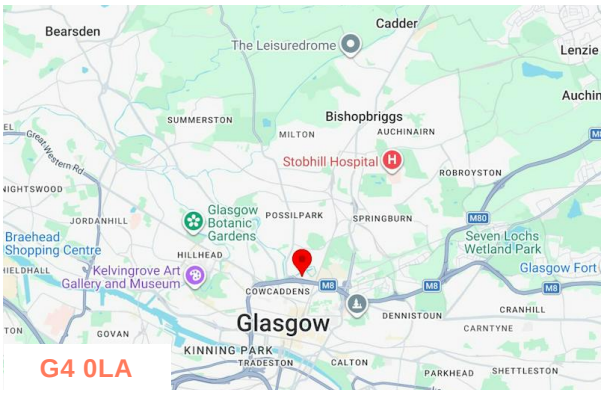


KEY HIGHLIGHTS

- 1,226 sq ft
- Immediate access to the M8 motorway via Junctions 16 and 18
- Designated car park on site
- Major regeneration locally
- Excellent edge of city centre location
- Recently refurbished
- 10 mins walk to City Centre and Train Stations

SUMMARY

Available Size	1,226 sq ft
Rent	£12,500 per annum
Rateable Value	£11,700 Qualifies for 100% Rates Relief
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



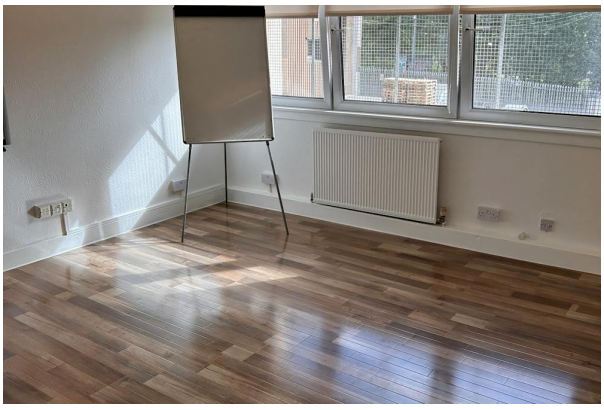
DESCRIPTION

33 Townsend Street is located within a substantial complex comprising offices, warehouse, and studio accommodation.
The available office accommodation is located on the 1st floor and comprises 5 dedicated offices, a kitchen, and WCs.
The premises are accessed from the yard area serving the complex where there is dedicated parking. Metered parking is
available on Townsend Street for visitors. 7 Allocated car parking spaces are provided.



LOCATION

The premises are located within a complex bounded by Townsend Street and Payne Street, within the Port Dundas area
of Glasgow. The property is located very close to J16 and J18 of the M8, providing immediate access to the Scottish Motorway
Network. The offices overlook the Forth & Clyde Canal to the north and the M8 and Glasgow city centre to the south.
Port Dundas is an established business / industrial location and is only 0.5 miles from the city centre. The premises are
therefore well placed for walking to Glasgow Queen Street and Central Train Stations, Buchanan Subway Station and Bus
Station. Access to the motorway is from Craighall Rd (A879). There is designated car parking within the complex.



Surrounding occupiers include Woolfson Brands, Freyssinet UK, Push Point, ISS, Pinkston Water Sports Centre and
Wolseley and Russell Transport.Closeby there are two major regeneration projects underway, the former Diagio site at Dundas Hill and Sighthill, comprising residential, student housing, retail, commercial and community space.



ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - 1st Floor	1,226	113.90	Available
Total	**1,226**	**113.90**	

SERVICE CHARGE

A modest service charge of c. £1,200 per annum per floor is applicable for the provision of common services within the complex.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be provided upon request.

VIEWING & FURTHER INFORMATION

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