TO LET - OFFICE

KIRK HOUSE

5 KIRK ROAD, BEARSDEN, GLASGOW, G61 3RG

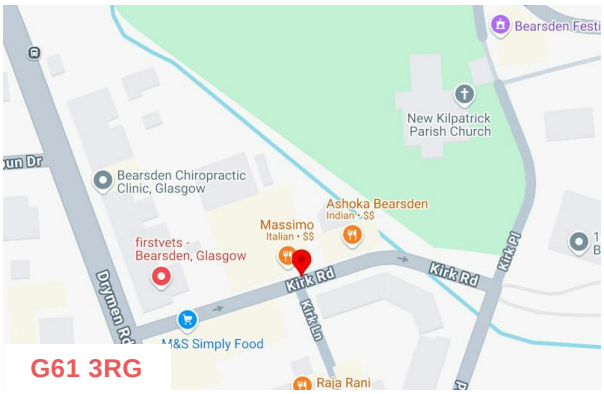


KEY HIGHLIGHTS

- 657 to 1,673 sq ft
- Available for immediate occupation
- Shared tea-prep and WC facilities
- Eligible for 100% rates relief
- Convenient location a Bearsden Cross
- Flexible terms available
- On-street parking
- Lift access

SUMMARY

Available Size	657 to 1,673 sq ft
Rent	£10,000 - £15,250 per annum
Rates Payable	£0.50 per annum Suite 1 Rateable Value - £16,300. Suite 5 Rateable Value £10,800. Some occupiers will be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£10,800
Service Charge	£2 per sq ft
EPC Rating	Upon enquiry









DESCRIPTION

Well-presented office suites available for immediate occupation.

Secure door entry from street level leading into attractive common areas.

Lift and passenger staircase provide access to the upper floor.

Suites have been fully refurbished with new carpets, redecorated, new lights, double-glazed window units, perimeter trunking.

Shared WC's and kitchen tea prep provided.

LOCATION

The subjects are located at Bearsden Cross on Kirk Road just off of Drymen Road within the heart of Bearsden.

Nearby public car parks as well as on-street parking.

Regular bus services operate on Drymen Road and Bearsden Train Station is a 10 minute walk south.

Immediate access to local cafe / shops including Massimo's, Costa Coffee, Timpsons, Vivi & Co, Marks & Spencers and Greggs.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Suite - 1	1,016	94.39	£15,250 /annum	Available
Suite - 5	657	61.04	£11,169 /annum	Available
Total	**1,673**	**155.43**		

VIEWING & FURTHER INFORMATION

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G·M·BROWN

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