TO LET / FOR SALE - OFFICE

40 SPEIRS WHARF

GLASGOW, G4 9TH

KEY HIGHLIGHTS

- 3,606 sq ft
- Arranged over first floor and mezzanine
- Highly convenient M8 motorway access
- Offers over £350,000 invited / £36,000 per annum to lease
- Well-presented vacant office with attractive garden area
- Attractive setting overlooking the Clyde & Forth Canal
- Secure off-street parking

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SUMMARY

Available Size	3,606 sq ft
Rent	£36,000 per annum
Price	Offers in excess of £350,000
Rates Payable	£7,768.80 per annum
Rateable Value	£15,600
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Speirs Wharf is B listed and comprises a mix of residential flats and offices converted from former canal-side warehousing and converted mid 19th century in 1990.

The subjects are situated on the first floor and are accessed via attractive common areas where a passenger staircase provides access to the upper floors.

The 1st floor provides attractive reception area, meeting room, main open-plan office together with tea-prep and male and female WC's.

A spiral staircase provides access to the mezzanine providing staff break-out area, 2 x glass partitioned meeting rooms plus WC and shower facilities.

Attractive decked garden space is found to the rear.

Secure off-street parking is provided.

LOCATION

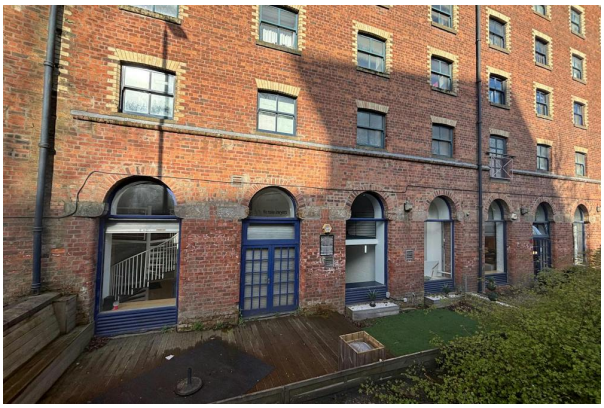
The property is located in the Port Dundas area of Glasgow, approximately one mile north of the city centre, overlooking the Forth and Clyde Canal. Speirs Wharf is off Craighall Road, which provides easy access to the M8 motorway at Junction 16.

The development is a few minutes walk from Cowcaddens Uderground and city centre facilities. There is an on-site café.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,031	188.69	Available
Mezzanine	1,575	146.32	Available
Total	**3,606**	**335.01**	



VIEWING & FURTHER INFORMATION

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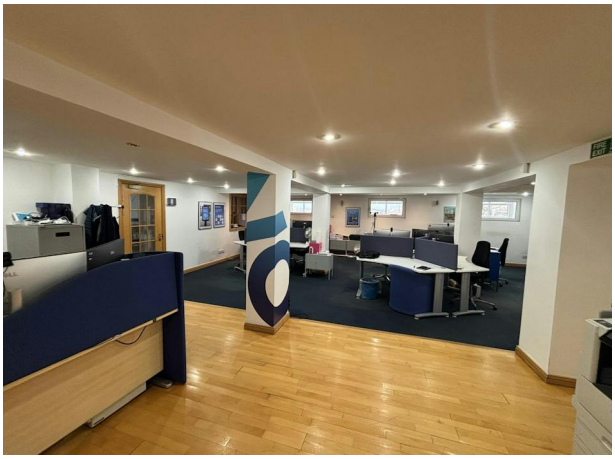

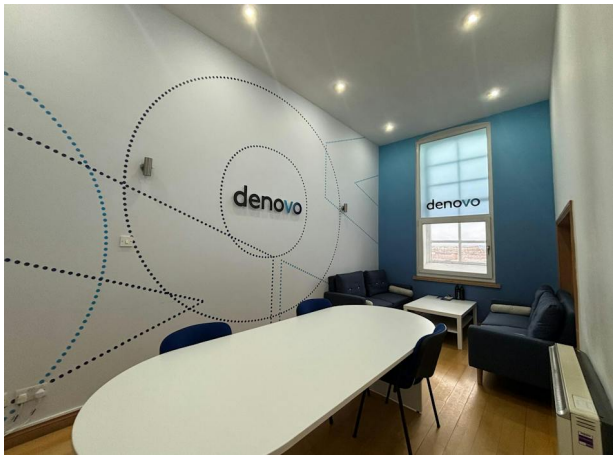

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