TO LET - OFFICE

7 BOGLESHOLE ROAD

CAMBUSLANG, GLASGOW, G72 7DD

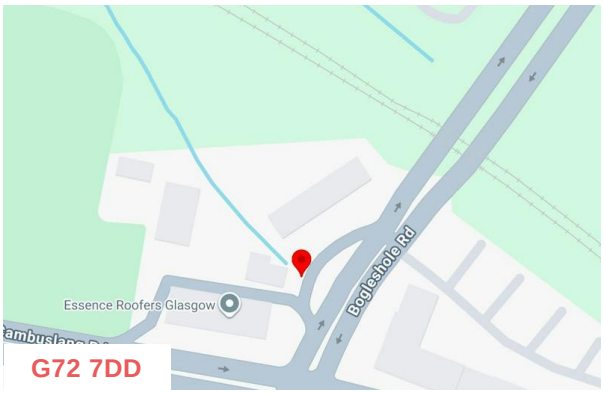


KEY HIGHLIGHTS

- 1,003 sq ft
- Refurbished standalone office
- Generous secure parking provided
- Available on new FRI lease - £14,000 per annum - no VAT
- Available for immediate occupation
- Benefits from surfaced yard space with container storage
- Highly convenient M74 motorway access via Junction 2

SUMMARY

Available Size	1,003 sq ft
Rent	£14,000 per annum
Rateable Value	£16,200 Rates payable estimated to be £6,311.68
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



G72 7DD







DESCRIPTION

Refurbished standalone offices available for immediate occupation.

Benefits from secure parking to the rear plus secure surfaced yard for storage with container storage.

Internally the ground floor provides bright open-plan accommodation complete with meeting room and WC.

A passenger staircase provides access to the first floor that provides two office rooms plus a kitchen tea-prep.

Gas central heating is provided throughout.

LOCATION

The subjects are situated on the edge of the popular Cambuslang Industrial Estate just 5 miles east of
Glasgow City Centre.

More specifically the subjects command a highly prominent position on the west side of Bogleshole Road at its junction with Cambuslang Road (A724)

Junction 2 of the M74 is situated half a mile away that connects with the M8, M74 and M73 beyond.

Nearby amenities are found within walking distance west where there is a Lidl and Dominos.

Nearby occupiers include Essence Roofing, BOC Gas & Gear, Andrew Sykes Hire, Steer, and Tennents

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	622	57.79	Under Offer
1st	381	35.40	Under Offer
Total	**1,003**	**93.19**	

VIEWING & FURTHER INFORMATION

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