TO LET - OFFICE

SECOND FLOOR - 211 DUMBARTON ROAD

GLASGOW, G11 6AA

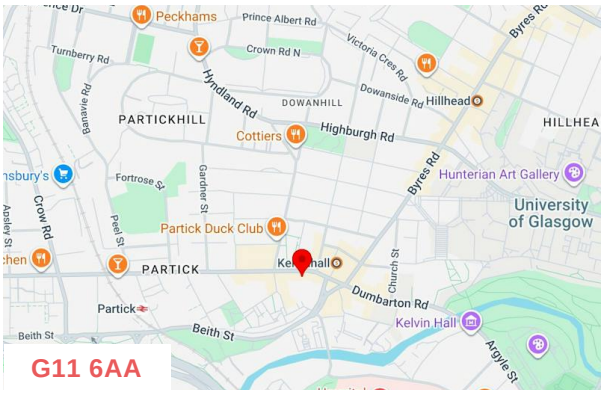


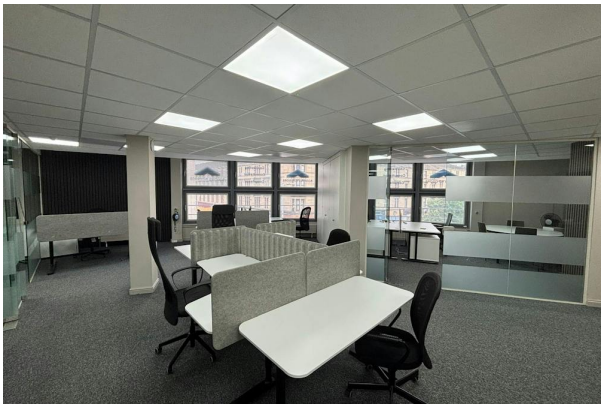
KEY HIGHLIGHTS

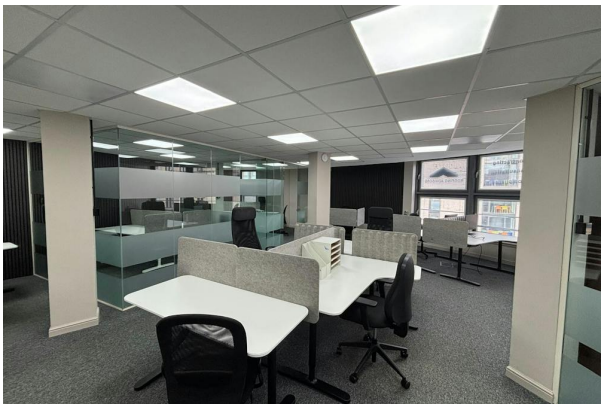
- 1,545 sq ft
- Well-presented modern office space
- Highly convenient public transport & motorway links
- New FRI lease available - £24,000 per annum + VAT
- Available for immediate occupation
- Modern specification with attractive existing fit-out and 20 desks
- On-street parking provided
- Incentives available

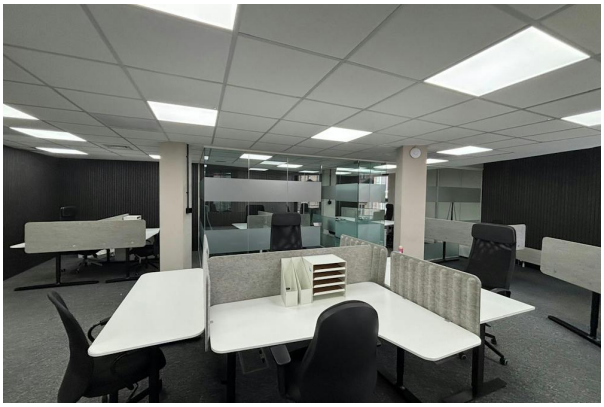
SUMMARY

Available Size	1,545 sq ft
Rent	£24,000 per annum
Rateable Value	£14,300 The rates payable is estimated to be £3,955.02
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

The subjects comprise a modern second floor corner office suite forming part of a larger four storey mixed use development known as “West 11” completed by Cruden Homes in 2008.

Secure door entry system gives access to the building where a passenger lift and staircase provide access to the upper floors.

Internally the subjects provide bright open-plan accommodation with reception area, main open-plan office with a series of glass partitioned private offices / meeting rooms around the perimeter complete with kitchen tea-prep.

The specification includes suspended ceiling with LED lighting units, raised access floors, comfort cooling / heating, double glazed window units.

Shared male, female and ambulant WCs are provided on each floor.

LOCATION

The subjects occupy a prominent corner position on the south side of Dumbarton Road immediately at its junction with Keith Street within the Partick area of Glasgow’s West End.

Immediate access to the West End’s eating/drinking/shopping amenities are provided on Dumbarton Road itself together with Byres Road and Hyndland Street.

The subjects are highly accessible by public transport with Kelvinhall Underground Station and Partick Railway /Underground Station located within walking distance east and west.

Numerous bus services operate along Dumbarton Road itself and the Clydeside Expressway (A814) is located immediately south in turn providing access to the M8, M77 motorways and the Clyde Tunnel.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	1,545	143.54	Available
Total	**1,545**	**143.54**	

VIEWING & FURTHER INFORMATION

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