3 CENTURA COURT

HILLINGTON PARK

NASMYTH PLACE G52 4PR

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TO LET GROUND FLOOR FITTED OFFICE SUITE

- Attractive air conditioned ground floor office suite
- Prominent location with excellent transport links
- 8 dedicated car spaces
- Rental offers of ~~£36,000pa~~ £31,500pa exclusive are invited



REDUCED RENT + ATTRACTIVE INCENTIVE PACKAGE

NIA 2,378 SQ FT (220.93 SQ M)

LOCATION

Highly prominent location on the east side of Hillington Road (A736) within Hillington Park, widely recognised as Glasgow's premier business park, strategically located between Glasgow City Centre and Glasgow International Airport.

Excellent transport connections are available with the M8 J26, less than half a mile distant and both Hillington East and West train stations within walking distance.

Hillington Park provides such facilities as its own retail centre, restaurants, children's nursery and gym facilities in addition to the more extensive offerings at the nearby Braehead Shopping Centre.





ACCOMMODATION

The premises comprise a fully fitted ground floor office suite within a 2 storey, standalone, pavilion set around a self contained courtyard.







SPECIFICATION

- Security door entry system
- Open plan and glazed cellular office space
- Metal raised access flooring
- Suspended ceiling with recessed lighting
- Zoned air conditioning
- Private staff and kitchen facilities
- Male, female and accessible toilets
- 8 dedicated car spaces

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RATES

The premises are entered in the current Valuation Roll as follows:

RV	£20,000
UBR	£0.498

Each new occupier has the right to appeal against this assessment.

TERMS

The subjects are available on the basis of a new FRI lease for a negotiable period at a rental of ~~£36,000~~ £31,500pa exclusive.

EPC

A copy of the Energy Performance Certificate is available upon request.

VAT

All rents and costs quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs involved in any transaction. The incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT incurred thereon.

ANTI MONEY LAUNDERING

In order to comply with legal / statutory requirements any offers accepted will be subject to appropriate AML checks being carried out.

ENTRY

By arrangement.

VIEWING & FURTHER INFORMATION

Strictly via the sole letting agents:

Charlie Springall
07976 730 637
cas@springfordco.com

SPRINGFORD
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