FOR SALE

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PROPERTY CONSULTANTS

1ST FLOOR REAR SUITE,
ORION HOUSE,
7 ROBROYSTON OVAL,
GLASGOW
G33 1AP

- OFFERS OVER £650,000
- 4,585 SQFT
- OFFICE INVESTMENT
- PASING RENT £61,500 PER ANNUM
- LEASED TO G3 CONSULTING ENGINEERS LTD
- EXPIRY 10TH FEB 2037 (BREAK OPTION 11TH FEB 2032)

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LOCATION

Glasgow is Scotland's largest city and a major commercial and economic centre, benefiting from excellent transport links across the Central Belt and wider UK.

Robroyston is situated approximately 4 miles north-east of Glasgow city centre and is strategically positioned close to Junction 2 of the M80, providing convenient access to the M8, M73 and M74 motorway network. The location offers strong connectivity to Glasgow city centre, Edinburgh, Stirling and the wider Central Scotland region.

The surrounding area has seen significant commercial and residential development and benefits from a range of nearby amenities, including retail, food and leisure facilities at Robroyston Retail Park.

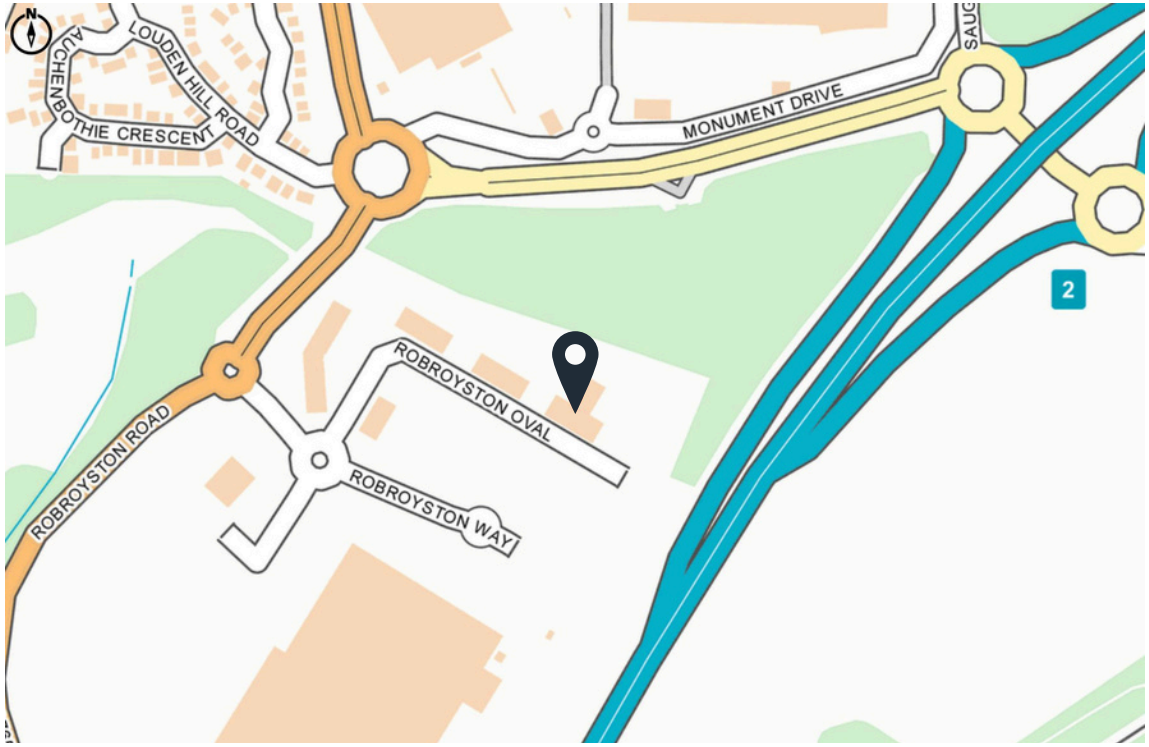
The subjects are located on the northern side of Robroyston Oval close to the junction with Robroyston Road. The subjects are well located for public transport with it being in close proximity to Robroyston Train Station.

DESCRIPTION

The subjects comprise a first floor self contained office suite contained within a two storey detached building of brick and glazed panel infill construction whilst being surmounted by a pitched roof overlaid in profiled sheeting.

Internally the subjects provide the an open plan office area, meeting room, small meeting room, two glazed office rooms, server/comms room, storage room and shower room.

There are private car parking facilities to the rear of the property.



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LEASE

Tenant: G3 Consulting Engineers Ltd
Expiry: 10th February 2037
Mutual Break option on 11th February 2032
Rent: £61,250 per annum
Full Repairing and Insuring Lease
Upward only to market rent reviews on 11th February 2027 & 2032

G3 Consulting Engineers Ltd is an established engineering consultancy incorporated in Scotland in 2006. The company remains actively trading and its most recently available accounts, to 30 June 2025, indicate a comparatively strong balance sheet position, with net assets of approximately £1.51 million, current assets of approximately £1.98 million and cash reserves of approximately £0.93 million against current liabilities of approximately £0.49 million.

PROPOSAL

Offers over £650,000 are invited for the heritable interest.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

426m²/4,585ft²

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RATING

Please refer to www.saa.gov.uk.

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Glasgow City Council Planning Department.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published September 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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