

McNicol

PROPERTY CONSULTANTS

TO LET

Simple Business Centre



14 Carmyle Avenue, Glasgow, G32 8HJ

- **Modern Refurbished Business Centre** • **Modern Office Suites - Various Sizes**
- **Flexible Lease Terms** • **Coffee Shop with New Fit Out - (1,313 sq ft)**
- **Shell Unit – Suitable for Gym Use or Similar - (2,950 sq ft)**
- **On-site Car Park** • **Excellent Public Transport Links**

Location

The subjects are situated on the western side of Carmyle Avenue within the Tollcross area of Glasgow, a short distance southeast of Glasgow city centre.

Carmyle Avenue (B765) is a main arterial road linking Tollcross Road/Hamilton Road to the north, as well as London Road (A74) to the south.

The subject property is well served by public transport links, with Carmyle Train Station being a short distance to the southeast, providing direct access to Glasgow city centre.

The surrounding area is mixed in use comprising residential and industrial/retail occupiers to include Sterling Furniture, Matalan, DFS, Costa Drive-Thru, Direct Flooring, Arnold Clark, The Range and Shell Petrol Filling Station.

Description

The property comprises a two storey over basement standalone building which was constructed in the 1960's, however, has undergone significant refurbishment in recent years.

The building is now in use as a Business Centre trading as "Simple Business Centre" offering a mix of basement storage, retail/leisure/café uses at ground floor and office space at first floor.

There is dedicated car parking with up to 33 spaces and which is accessed from Carmyle Avenue via a secured gate entrance.

Accommodation

Lower Ground Floor

The lower ground floor comprises three open plan areas used as storage space which is shared amongst the tenants. Access is provided by both pedestrian access and vehicular roller shutter access.

Ground Floor

The main entrance opens into a modern glazed Atrium providing access to all floors via staircase and lift.

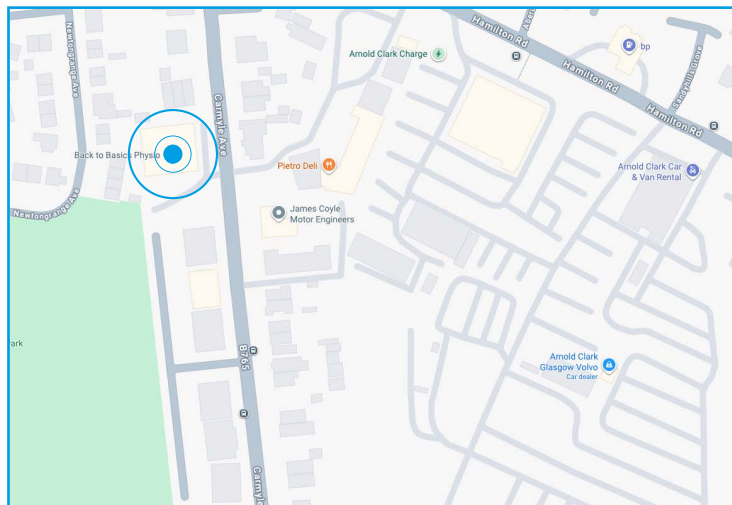
At ground floor level there is a modern Café with existing fit-out available TO LET (1,313 sq ft) comprising customer seating, service counter, kitchen and accessible toilets all finished to a high standard.

A large Shell Unit is also available TO LET (2,950 sq ft) located on the western side of the building, featuring its own dedicated entrance and this would be suitable for a Gym use or similar.

First Floor

The first floor comprises multiple individual office suites with shared toilet and storage areas. The office suites are finished to a high standard to include carpeted floor coverings and plasterboard and painted walls. In addition, occupants have access to a shared boardroom.

Modern Office Suites are available TO LET (Various Sizes).



Lease Terms

Quoting Terms on Application.

Rateable Value

The subjects are currently entered into the Valuation Roll on an individual suite basis. Further information can be found at www.saa.gov.uk.

Energy Performance Certificate

A copy of energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Get In Touch

For further information or viewing arrangements please contact the sole agent:

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