Ryden

TO LET

MODERN OFFICE ACCOMMODATION

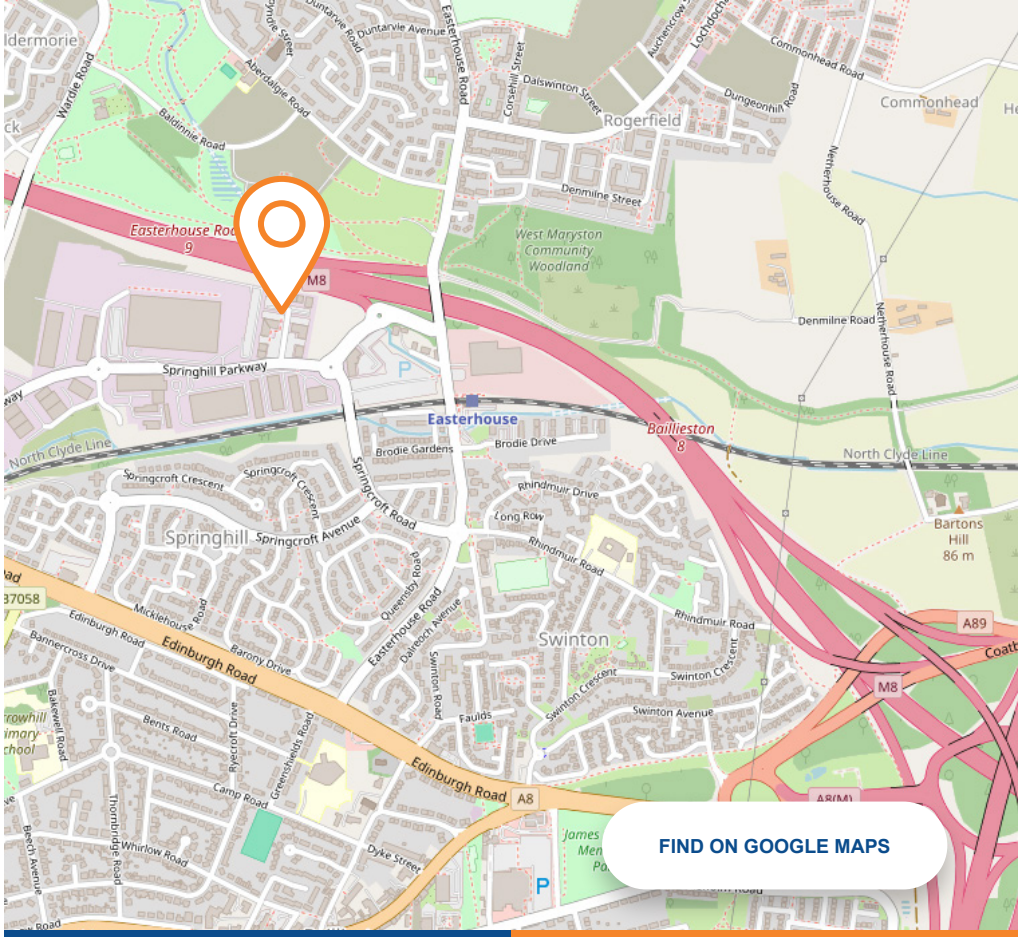
1,523 - 3,059 SQ FT
(142.32 - 285.01 SQ M)



PAVILION 4, GLASGOW BUSINESS PARK, THE APPROACH, 291 SPRINGHILL PARKWAY GLASGOW G69 6GA

- SELF-CONTAINED OFFICE PAVILION
- EXISTING FIT-OUT AVAILABLE
- EXCELLENT ACCESS TO MOTORWAY NETWORK
- 11 DEDICATED CAR PARKING SPACES

FIND OUT MORE AT RYDEN.CO.UK



ESTABLISHED BUSINESS PARK PROVIDING EXCELLENT MOTORWAY ACCESS

LOCATION

Glasgow Business Park is a high profile and accessible location adjacent to the M8 motorway, approximately 6 miles east of Glasgow City Centre.

The business park benefits from excellent road connectivity positioned directly at the exit of Junction 9 of the M8 motorway, providing arterial links to Glasgow to the west and Edinburgh to the east.

Excellent shopping and leisure facilities are provided at the nearby Fort Shopping Centre. Public transport links are closeby with Easterhouse Train Station and local bus services within a 10 minute walk.

DESCRIPTION

Glasgow Business Park comprises 5 two storey office pavilions within a well-established business location.

Pavilion 4 provides modern office accommodation over ground and first floors, with a dedicated entrance. Both suites benefit from existing fit-out including meeting rooms and a dedicated kitchen space.

The specification comprises:

- Raised access floor
- Suspended ceiling
- LED lighting
- Gas fired central heating
- Existing fit-out
- Dedicated WCs
- 11 dedicated car parking spaces
- Equality Act compliant (ground floor)

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	142.32	1,523
FIRST FLOOR	142.69	1,536
TOTAL	285.01	3,059

RATEABLE VALUE

The subjects are entered into the valuation roll as follows:

FLOOR	RATABLE VALUE
FIRST FLOOR	£12,900
GROUND FLOOR	£14,000

TENURE

New Full Repairing and Insuring lease.

EPC

Available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.









PAVILION 4 GLASGOW BUSINESS PARK

TO LET

MODERN OFFICE ACCOMMODATION

142.32-285.01 SQ M (1,523-3,059 SQ FT)

GET IN TOUCH

Please get in touch with our letting agents for more details.

Holly Boyd
T 07884 262217
E holly.boyd@ryden.co.uk

Jamie Mitchell
T 07881 818026
E jamie.mitchell@rydenco.uk

Ryden
33 Bothwell Street
Glasgow
G2 6NL
0141 204 3838

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. November 2026