TO LET

Office Premises

NIA: 145.48 SQM (1,567 SQFT)

Modern Office Accommodation

Flexible Lease Terms Available

Benefits From High Levels Of Daily Footfall And Passing Traffic

May Benefit From 100% Business Rates Relief

Rent – £30,000 per annum

CLICK HERE FOR LOCATION!



22 MILLBRAE ROAD, LANGSIDE, G42 9TU

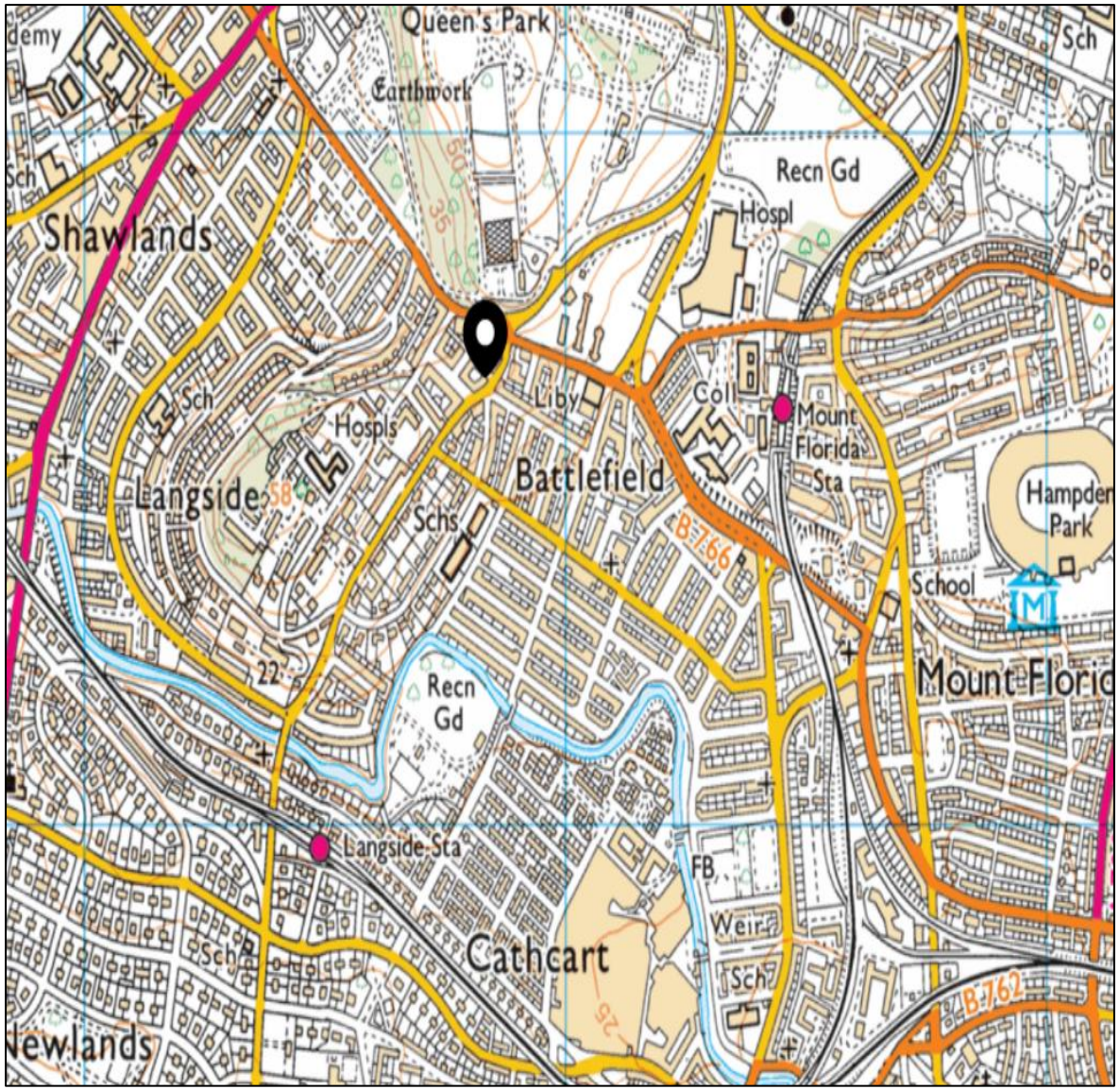
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SHEPHERD COMMERCIAL

Location



The subjects are located within the area of Battelfield which is located in Glasgow's southside. The area is a popular residential and retailing destination and is conveniently situated 2 miles south of Glasgow City Centre

Battlefield benefits from excellent transport links with Mount Florida Railway station located within 0.4 miles of the subjects. The surrounding area also benefits from numerous bus routes, which serve areas such as Glasgow City Centre, Cathcart and King's Park.

More specifically, the subjects occupy a prominent pitch on Millbrae Road, located within close proximity to the Battle of Langside Monument. The surrounding area consist of retail and residential dwellings with occupiers such as Dominos Pizza, Sainsburys and Subway. The Victoria residential development, which has recently provided over 400 homes, is also located nearby.

CLICK HERE FOR LOCATION

Description









The subjects comprise a standalone, two storey former residential dwelling which has undergone conversion to office space. The subject benefit from pedestrian access off Millbrae Road via a secure gate and protection by way of roller shutter at ground floor level.

Internally, the subject consists of multiple spacious rooms which are currently fitted out for office use, spanning across ground and first floor level. The subjects benefit from carpet floor coverings and fluorescent strip lighting incorporated through-out. The property benefits from staff amenities such as W/C facilities and kitchen/prep areas which can be found on both floors.

ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	61.40	661
First Floor	84.18	906
TOTAL	**145.48**	**1,567**

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

RENT

We are offering the subjects by way of sublet/assignation.

LEASE INFORMATION

Rent: £30,000

Expiry: 30th September 2028

Lease Type: FRI

Rent Review: N/A

Break Option: N/A

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £11,300. As such, the subjects may be eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd 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. Publication Date October 2026.