

TO LET

First Floor Office Premises

NIA: 456.28 SQM (4,911 SQFT)

Established Buchanan Gate
Business Park

Forms part of a modern office
pavilion

Benefits From Excellent Transport
Links

Rent: £62,500 per annum (excluding
VAT)



[CLICK HERE](#) FOR LOCATION



1 BUCHANAN GATE, STEPPS, G33 6FB

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Skye Macdonald BSc (Hons)

c.molinari@shepherd.co.uk
skye.macdonald@shepherd.co.uk

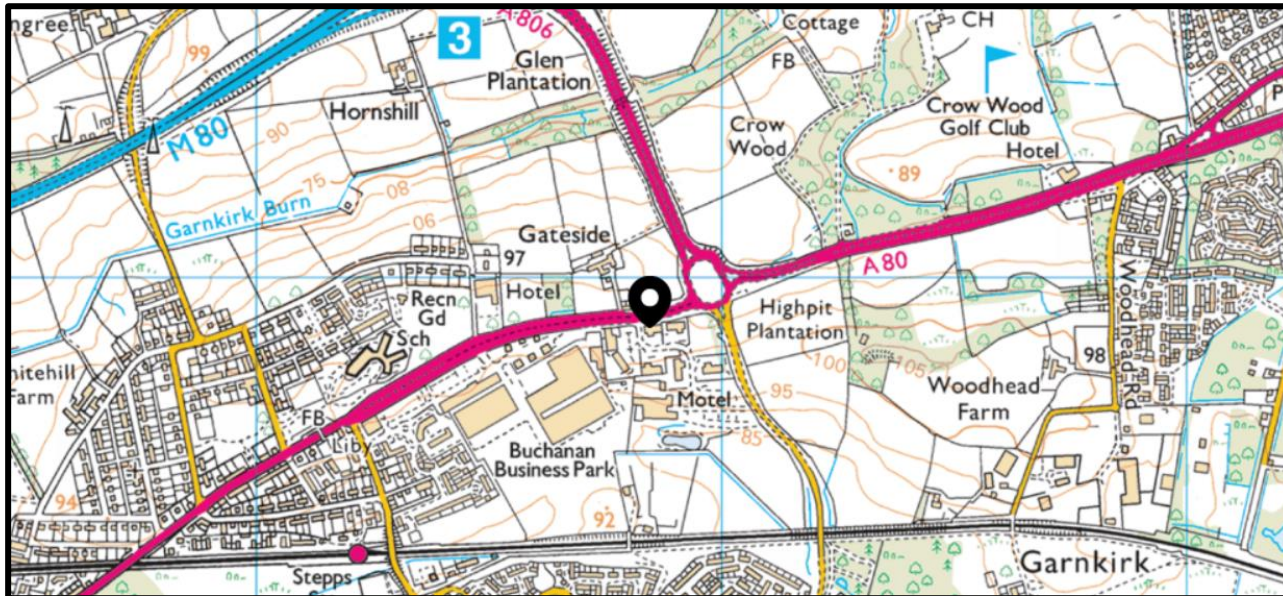
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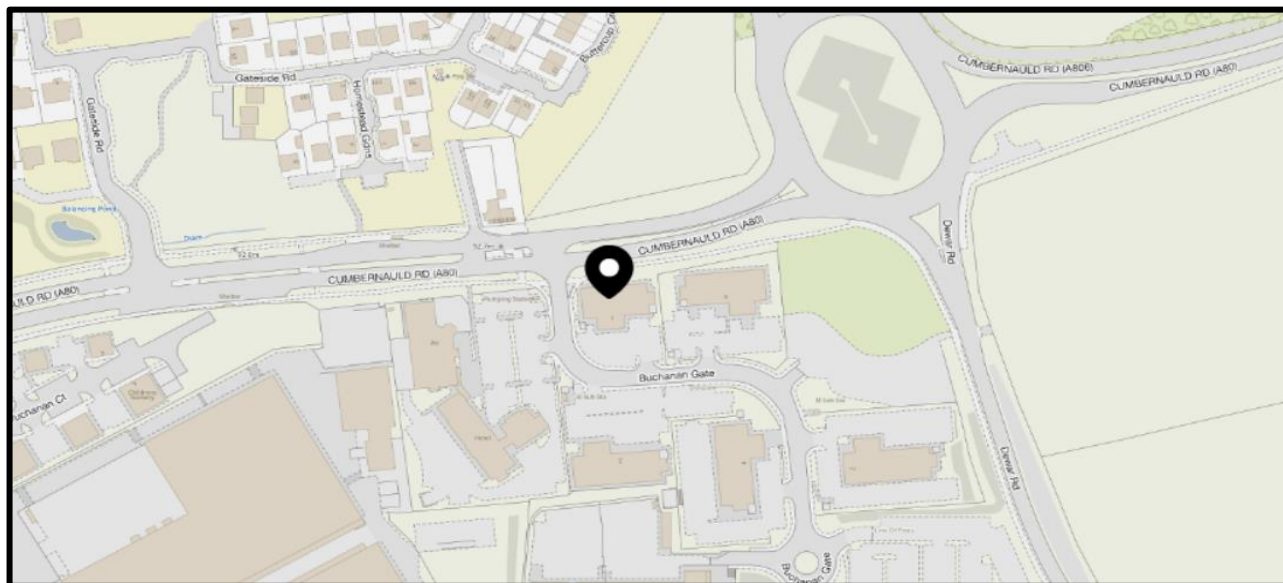


Location

1 BUCHANAN GATE, STEPPS G33 6FB



The subjects are located in Stepps which lies approximately 7 miles to the northeast of Glasgow City Centre. The property forms part of Buchanan Gate Business Park which contains a number of office pavilions with dedicated car parking. Occupiers within the business park includes BAM, SSE and Barrett Homes. The business park is positioned adjacent to the A807 and A80 as well as being close to Junction 3 of the M80 motorway. Public transport options include a regular bus service on Cumbernauld Road and Stepps train station, located less than one mile from the subjects.



Located adjacent to the business park is Garfield House Hotel comprising of a 47 bed Best Western Hotel. To the west is Buchanan Business Park which is another modern purpose-built development providing detached office pavilions.



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Description

1 BUCHANAN GATE, STEPPS, G33 6FB



The subjects comprise the first floor of a larger two storey detached modern office pavilion with dedicated car parking.

Internally, the accommodation provides open plan office space which benefits from the previous tenants fixtures and fittings.

The specifications include;

- **Suspended tile ceiling**
- **Raised access floor**
- **Passenger lift**
- **Dedicated toilet facilities**
- **Private offices/meeting rooms**
- **Bicycle railings**
- **Dedicated car parking spaces**

ACCOMMODATION

	SQM	SQFT
First Floor	456.28	4,911
TOTAL	456.28	4,911

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).



RENTAL

£62,500 per annum exclusive of VAT.

SERVICE CHARGE

There is a service charge in place in relation to repairs and upkeep of common areas. Incoming tenants will be required to pay their appropriate share of the service charge. Further information can be provided to seriously interested parties.

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.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £54,000. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with ingoing occupier being responsible for any Registration Dues and LBTT where applicable

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 December 2024.

Get in Touch

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



Calvin Molinari

c.molinari@shepherd.co.uk
M: 07920 824408



Skye Macdonald

skye.macdonald@shepherd.co.uk
M: 07774 667353

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



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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