TO LET

Prominent Office Premises

NIA:- 264.70 SQM (2,849 SQFT)

Modern Office Suites

Available In Whole Or In Part

Excellent On-Site Amenities

Dedicated Car Parking

Rent From £20,000 per annum

CLICK HERE FOR A VIRTUAL TOUR!



1 & 3 BLAIRTUMMOCK PLACE, GLASGOW, G33 4EN

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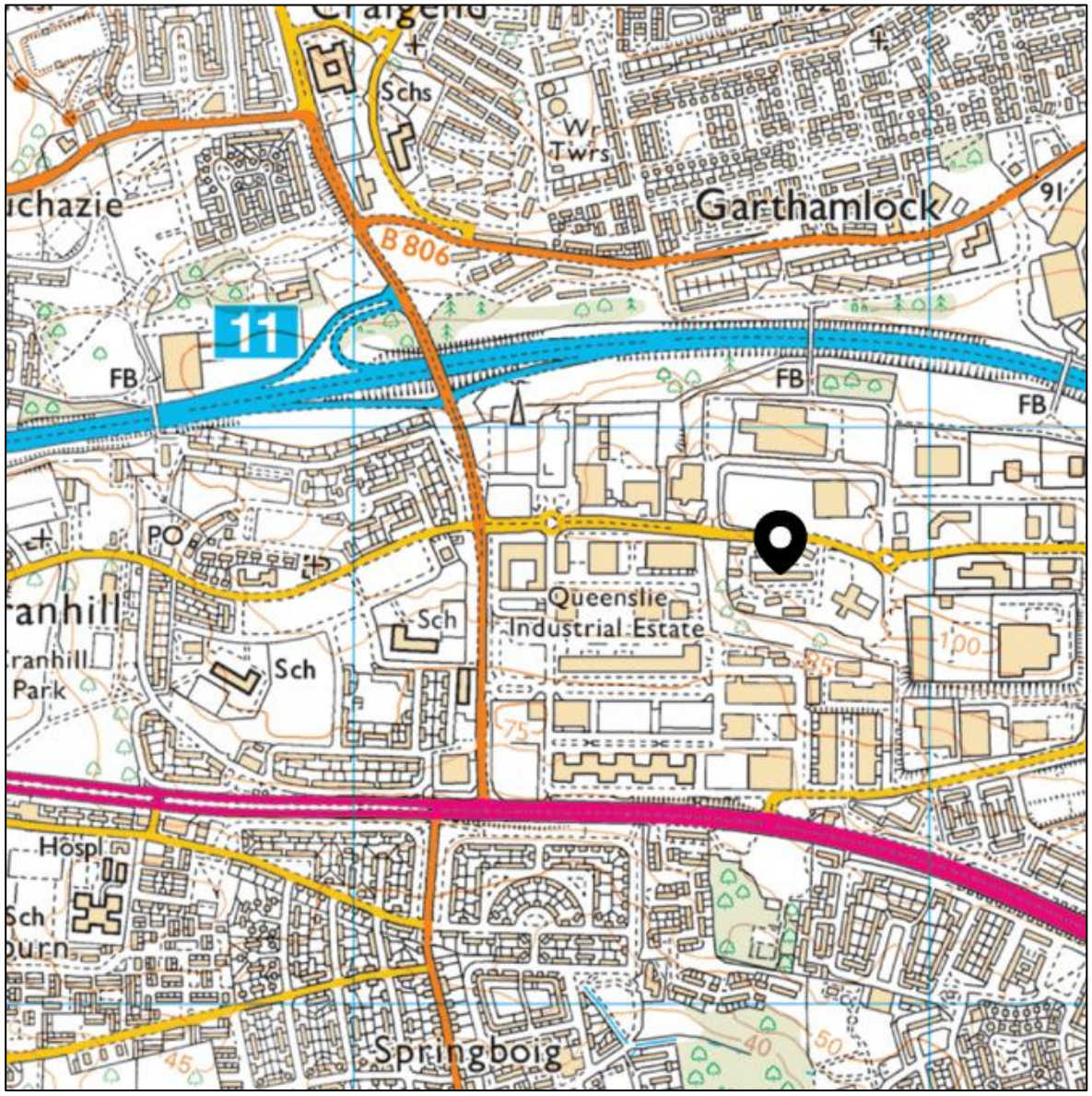
SHEPHERD COMMERCIAL

Location



The subjects are situated in the area of Queenslie, located approximately 5.4 miles east of Glasgow City Centre and 42 miles west of Edinburgh City Centre, held within Glasgow City Centre's council district.

Queenslie benefits from strong transport links with Junction 11 of the M8 Motorway located within close proximity, providing direct access to Glasgow, Edinburgh City Centre and Scotland's wider motorway network. Garrowhill Train Station is located approximately 2.4 miles from the subject property and offers frequent services to Glasgow Central Station.

More specifically, the subjects occupy a prominent position within Panorama Business Village, which acts as an administrative business hub within Queenslie Industrial Estate. The surrounding area benefits from a blend of office and industrial based occupiers, including KPI Recruiting Glasgow, ScotForce Healthcare and J D Watson Dental Lab.

CLICK HERE FOR LOCATION

Description





The subjects comprise a large office premises spanning across ground and first floor level. Originally formed of two separate buildings, the subjects have since been combined into a single, larger office premises via the addition of interconnecting walkways. The premises benefit from two dedicated pedestrian entrances via an aluminium framed, glazed door, benefitting from a secure fob entry system.

Internally, the subjects benefits from a high quality fit-out in line with the previous tenant's use. The premises offer a mixture of open plan and cellular office space, on both floors with a mixture of carpet and laminate floor covering complimented by a suspended tiled ceiling with a mixture of flourescent LED lighting.

The building benefits from the following amenities:

- Perimeter trunking power points
- Kitchen prep areas
- 24/7 access
- Dedicated Car Parking
- Gas heating system
- High speed internet

Accommodation	SQM	SQFT
Ground Floor	130.62	1,406
First Floor	134.08	1,443
TOTAL	**264.70**	**2,849**

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).

Imagery









The Detail

RENT

Our client is looking for offers in excess of £20,000 per annum on the basis of fully repairing and insuring lease.

PLANNING

We understand that the property benefits from Class 4 Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

Unless otherwise stated, all prices are quoted exclusive of VAT.

RATEABLE VALUE

The subjects are subject to reassessment following the subdivision of the wider premises.

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 incoming tenant 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. **REVISED: November 2026.**

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