



259 Summerlee Street

Queenslie Park, Glasgow, G33 4DB

**A prominent corner position
within Queenslie Park,
providing development
opportunities**

96,228 sq ft
(8,939.87 sq m)

- Outline consent for Class E

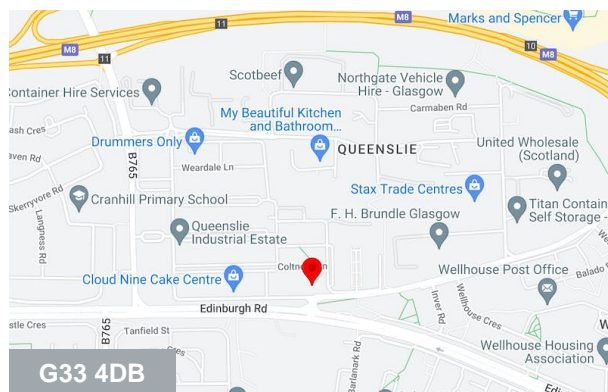
Summary

Available Size	96,228 sq ft
Price	£1,350,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

The subjects occupy a prominent corner position within Queenslie Park, an established business location in the west of Scotland and is situated at one of the main entrances to the estate from Edinburgh Road (A80)/Bartiebeith Road.

(Agency Pilot Software ref: 11895)

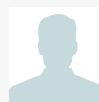


Viewing & Further Information



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To Let
First Floor Offices

CBRE

Network House Langford Locks Kidlington OX5 1GA

5,300 Sq Ft (499 Sq M) Approx



Location

Kidlington has now cemented itself as an established commercial location with the development at Langford Locks, Oxonian Park, Langford Business Park and the Oxford Technology Park. Transport infrastructure has improved significantly over the years with the opening of the Oxford Parkway mainline station. The expansion of the Oxford Airport and improvement in local bus routes to Oxford. As a result, Kidlington is now recognised as a first class commercial location.

Description

Network House is a detached two storey office building constructed around a steel frame and incorporating a combination of brick and feature glazing to external elevations. Internal the premises are undergoing full refurbishment and will be finished to a high standard and comprising the following:-

Air conditioning	8 person passenger lift
<ul style="list-style-type: none">Suspended ceilings	<ul style="list-style-type: none">Raised flooring
<ul style="list-style-type: none">LED lighting	<ul style="list-style-type: none">Male, female and disabled WCs
<ul style="list-style-type: none">23 car parking spaces	

Accommodation

The property benefits from the following net internal floor space:-

Accommodation	Sq m	Sq ft
First floor offices	499	5,300

Outgoings

Rent Per Annum	Rates	Service Charge	EPC
£105,000	2023: RV: £66,500	A service charge will be payable in respect of management, maintenance and repair of the common parts. The service charge for 2022-2023 was £16,527 pa (£3.12 per sq ft).	B-30

Legal Costs

Each party to be responsible for their own legal costs in respect of this transaction

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