

TO LET

MERCHANT HOUSE

WHOLE BUILDING

**UNIT 2 WATERMARK BUSINESS PARK,
365 GOVAN ROAD, PACIFIC QUAY, GLASGOW, G51 2SE**



PLAY VIDEO

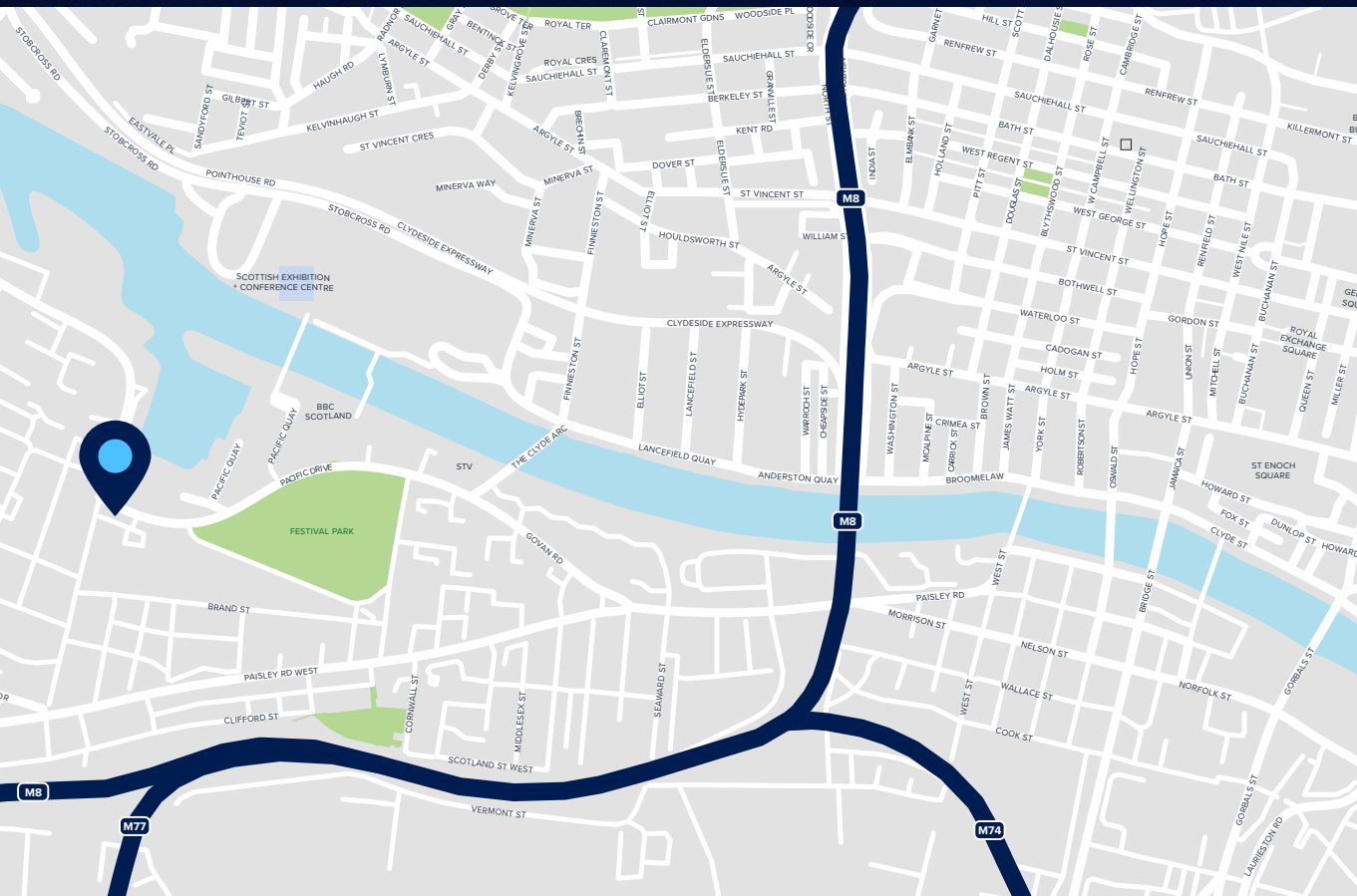


- High profile property overlooking Pacific Quay
- Two excellent quality office floors
- 4,540 sq ft (421.8 sq m) - 9,081 sq ft (843.7 sq m)
- Both floors have existing fitout
- Raised access flooring & suspended ceilings
- Gas central heating
- Attractive landscaped and secure business park setting
- Convenient location for M8 motorway and public transport
- 25 dedicated parking spaces
- To lease in whole or in part

LOCATION

Watermark Business Park is located on the south side of the River Clyde approximately 3 miles from Glasgow City Centre. The Park is located off Govan Road immediately adjacent to Pacific Quay, which has the headquarters for BBC Scotland and Scottish Television as well as office buildings, hotels and gym facilities. The SECC and Hydro are immediately on the other side of the river as well as pedestrian bridges, further hotels and Finniestons bars and restaurants.

Motorway access to Watermark Business Park is via Junction 23 of the M8 motorway. The Glasgow Underground network and numerous public bus services are a few minutes walk. Glasgow Airport is situated 6 miles west of the Park.



DESCRIPTION + ACCOMMODATION

This modern 2-storey detached pavilion was constructed in 2009 and is over two floors, capable of single or separate let.

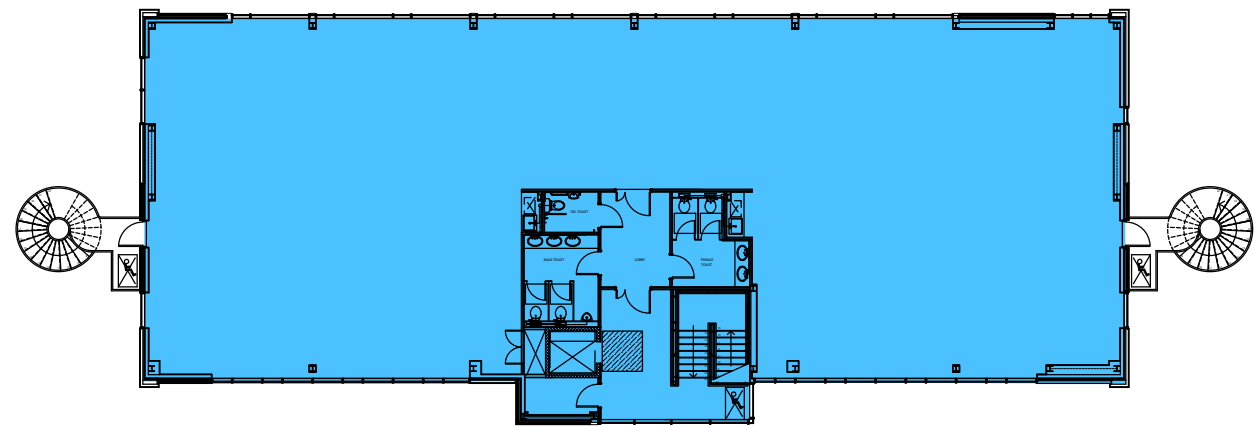
The original open plan layout of the accommodation has been sub-divided internally on both floors to create open plan and private rooms including a boardroom ,kitchen break-out areas and good quality male and female toilets on each level.

Floor Area:

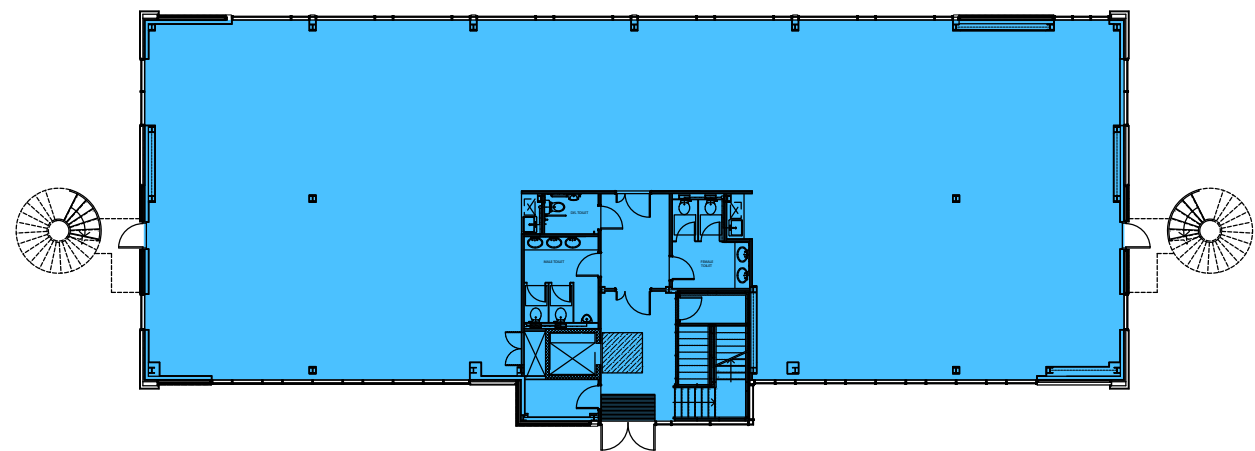
Ground Floor	4,540 sq ft	421.5 sq m
First Floor	4,541 sq ft	421.9 sq m
Total	9,081 sq ft	843.7 sq m



FIRST FLOOR



GROUND FLOOR



Indicative Floor Plans: Not to scale.



RATING ASSESSMENT

The property will require to be re-assessed for rates as a whole.

The first floor Rateable Value is £52,000.

LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease for a period of up to 10 years incorporating a rent review after 5 years.

Rental offers in the region of £120,000 per annum are invited for the whole building or £60,000 per annum per floor.

If multi let there will be a service charge covering maintenance of the common parts of the building. A common estate charge covers the maintenance of the external common areas within the Business Park.

EPC

The properties have been assessed for energy performance and currently have an 'B+' rating.

VAT

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

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction with the ingoing tenant responsible for payment of SDLT and Registration Dues.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant may be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.

VIEWING/FURTHER INFORMATION

To discuss the property in more detail or to view please contact:

Phil Reid

T: 0141 225 5168

M: 07876 398 465

E: phil@philreidassociates.com

