

# DM HALL

## For Sale

1st Floor Modern  
Office Suite Approx  
1,856 sq ft

11 Dava Street,  
Glasgow, G51 2JA



1,856 sq ft  
(172.43 sq m)

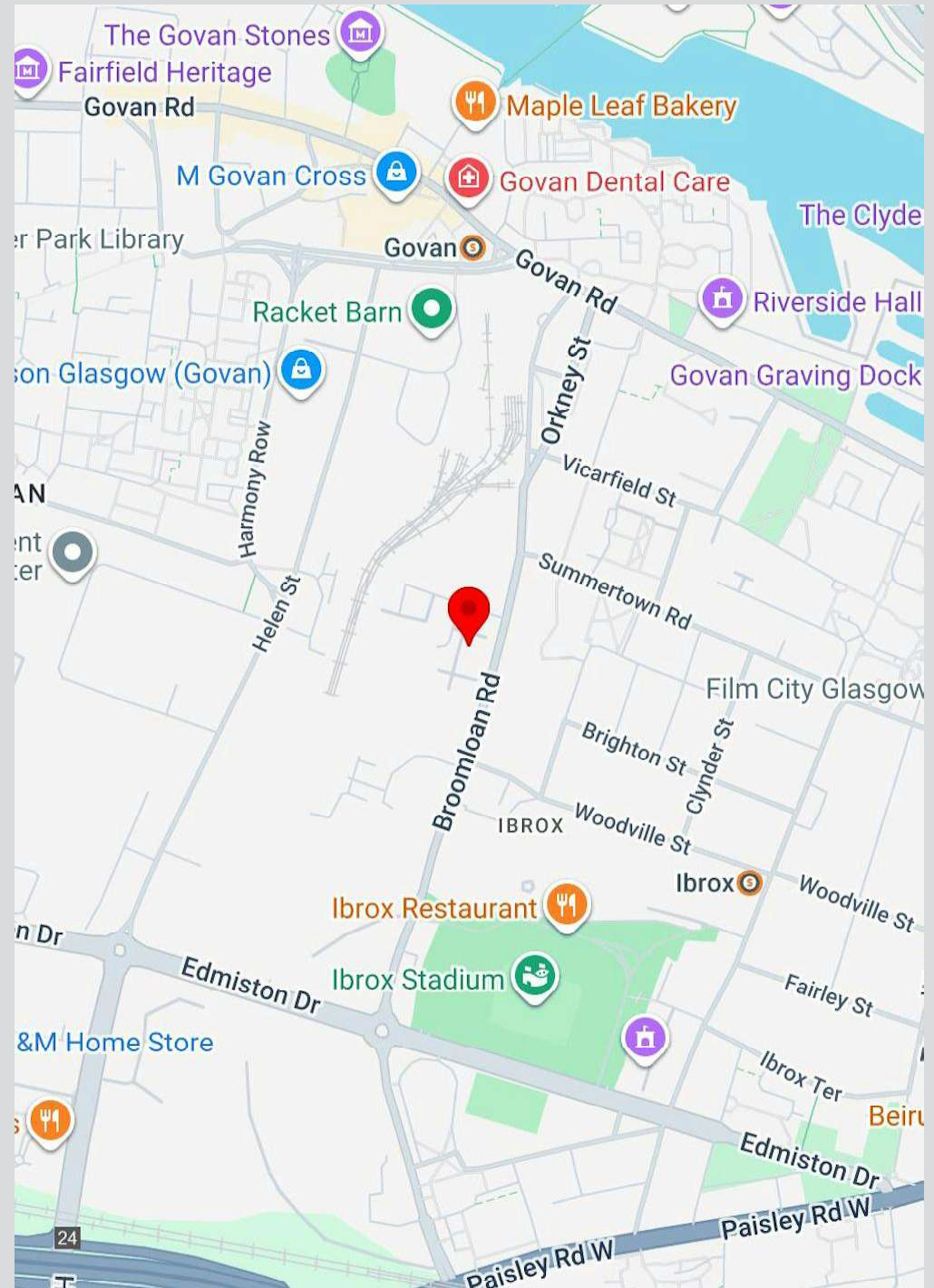
- Office suite located in very popular business park.
- Modern fit out and office in excellent condition.
- Seeking offers over £240,000
- NIA - 172.43 sq.m (1,856 sq.ft)
- 5 dedicated car parking spaces
- Client will also consider letting the space

## LOCATION

The property is located within Moorpark Court and is accessed directly from Dava Street. Moorpark Court is within the Govan area, approximately 3 miles south-west of Glasgow City Centre and around 6 miles east of Glasgow Airport.

The surrounding area comprises a mix of business parks, industrial and warehouse accommodation, together with residential properties. Nearby occupiers include the NHS Credit Union, Wheatley Homes, Mercedes-Benz Western Commercial, and Burgoyne Carey Chartered Accountants.

The property benefits from excellent transport links, with convenient access to the M8 motorway network. Govan Subway Station is also within walking distance, providing regular services to Glasgow City Centre and the wider area. In addition, a variety of bus services operate from nearby Summertown Road, located approximately one minute's walk to the east.



## DESCRIPTION

The property comprises a self-contained first-floor office suite within a modern two-storey office pavilion.

The suite benefits from five dedicated car parking spaces, together with additional on-street parking available on the adjacent Broomloan Road.

Internally, the accommodation is presented to a high standard and provides predominantly open-plan office space. The current layout includes four private offices, a boardroom, reception area, and a modern staff kitchen, offering a flexible and functional working environment suitable for a variety of occupiers.

## EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEGAL COSTS

Each party to bear their own costs



## VAT

All prices quoted are exclusive of VAT which may be chargeable.

## PRICE

Offers in excess of £240,000

## NON-DOMESTIC RATES

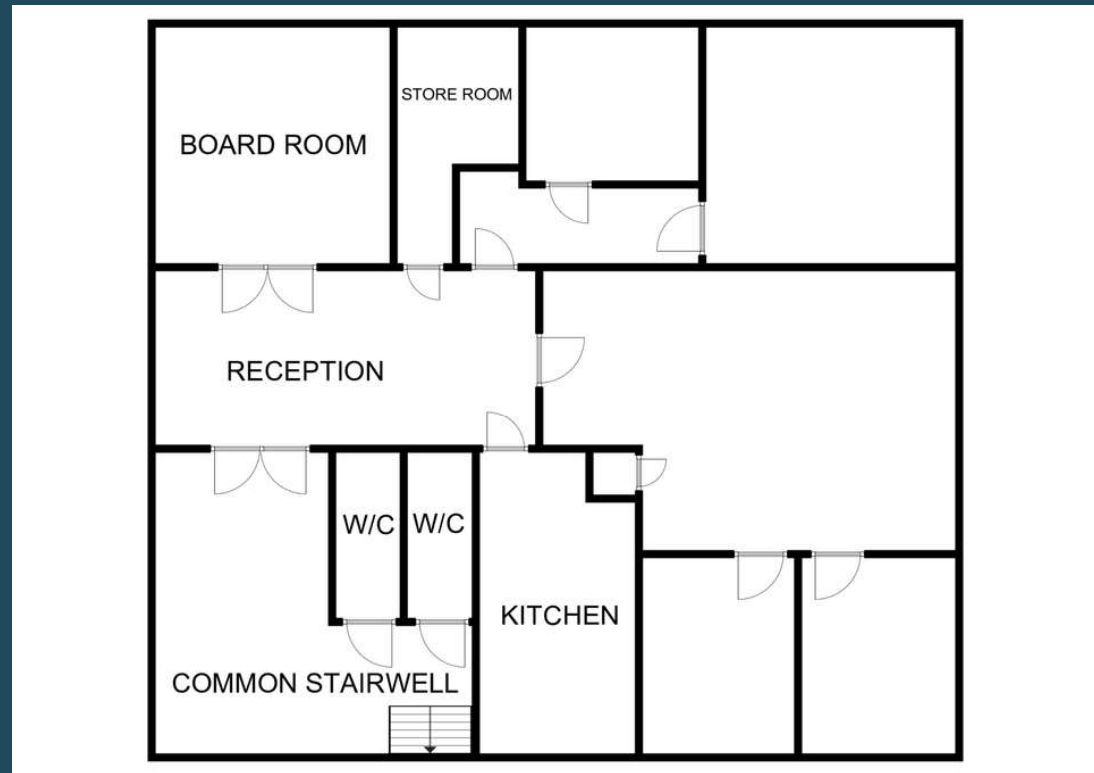
Rateable Value: £18,800

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

## ANTI-MONEY LAUNDERING

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## Make an enquiry

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**DM HALL**



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**RICS**

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