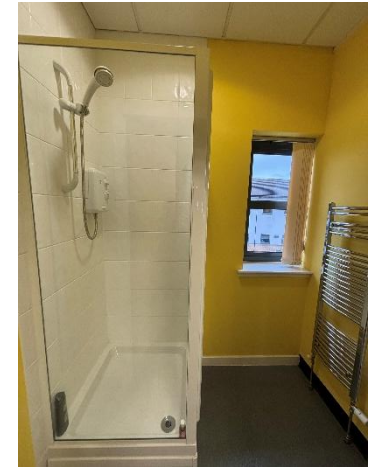
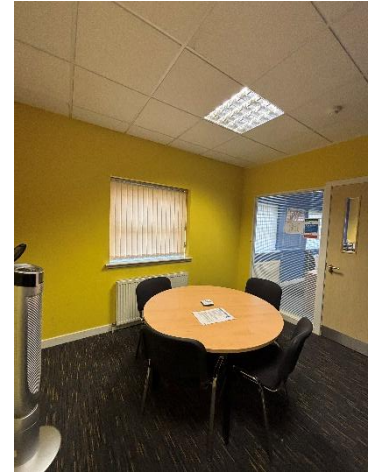
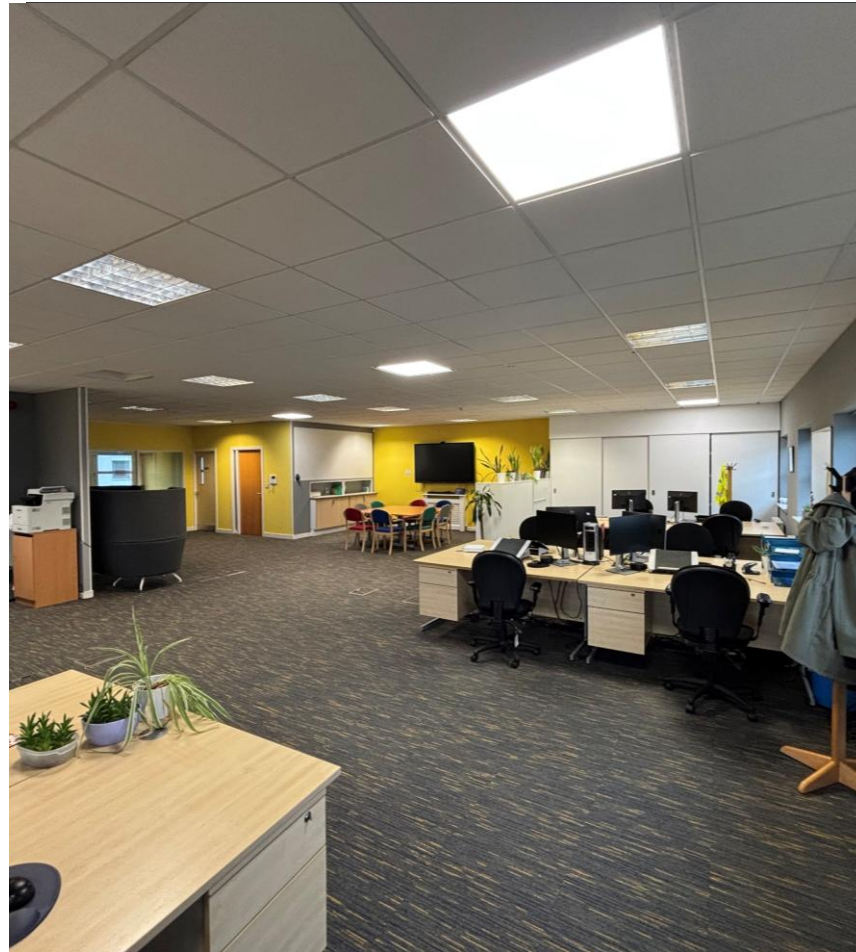
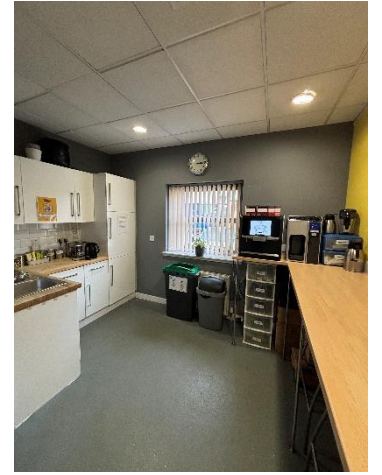
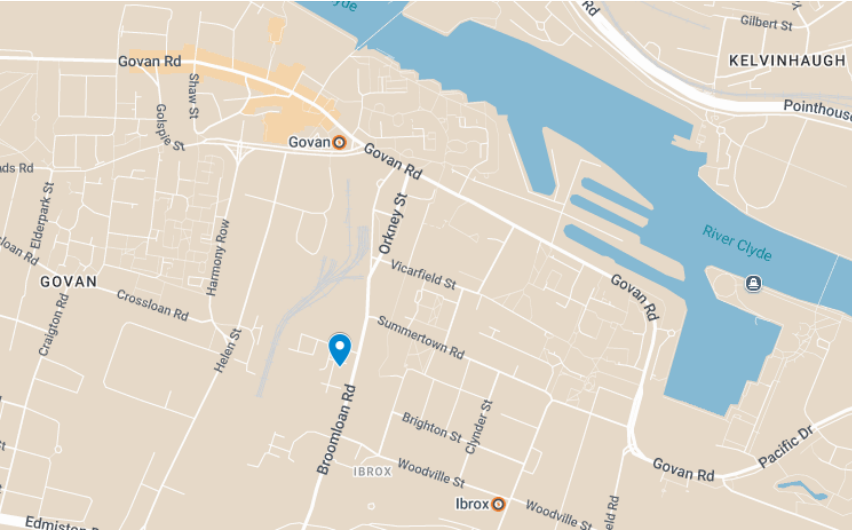




FOR SALE – SELF-CONTAINED OFFICE PAVILION
Moorpark Court, 5 Dava Street, Glasgow, G51 2JA

TOTAL AREA: 4,044 SQ. FT (376 SQ.M)





LOCATION

Located approximately 2.5 miles to the south-west of Glasgow City Centre, Moorpark Court is a modern office development situated just off Broomloan Road in Govan. The location allows for ease of access to J23 of the M8 motorway and is a few minutes walk from both Govan and Ibrox Subway Stations. Braehead Shopping Centre and Glasgow International Airport are within approximately 5-10-minutes drive of the subjects and further local amenities include Starbucks, Greggs, ALDI, KFC, McDonald's and ASDA .

DESCRIPTION

The subjects comprise a modern, semi-detached two-storey office pavilion which benefits from the following:

- Secure door entry system
- Existing fit-out in place
- Open plan layout with meeting rooms / private offices
- Suspended ceilings with recessed modern lighting
- Gas central heating
- Fitted kitchen
- Shower room
- Disabled access
- Male/female and accessible WC facilities
- On-site parking with 11 dedicated spaces

SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provide a net internal area of: **376 sq m (4,044 sq ft)**.

EPC

The property has a current EPC rating of B

TENURE / TERMS

Our client is seeking offers in excess of £500,000 for the benefit of their heritable interest. The property is being sold with vacant possession. Our client would consider selling the property with the benefit of the existing furniture which is available by way of separate negotiation.

BUSINESS RATES

The premises are currently entered in the Valuation Roll with three entries as follows:

Ground Floor Office - £10,900

Ground Floor Office – £10,200

First Floor Office - £19,000

ESTATE SERVICE CHARGE

The purchaser will be liable to contribute towards the wider Moorpark Court Estate service charge.

VIEWING & FURTHER INFORMATION

Strictly via the sole agents, Newmark Gerald Eve LLP

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2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Newmark and/or any Newmark Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs,

videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Newmark may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors / Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Newmark from acting altogether.
4. Privacy: For further information concerning how we use personal data please see our privacy statement: <https://www.nmrk.com/notices>

Particulars issued March 2026.