

TO LET - OFFICE

UNIT 14 CLAREMONT CENTRE

39 DURHAM STREET, KINNING PARK, GLASGOW, G41 1BS



KEY HIGHLIGHTS

- 1,900 sq ft
- Well suited for office / studio / gym / yoga / pilates etc
- Superb M8 / M74 / M77 motorway access
- Available on new FRI lease - £16,500 per annum
- Available for immediate occupation
- Dedicated off-street parking plus on-street parking provided
- Short walk to Kinning Park / Shields Road Underground Stations

SUMMARY

Available Size	1,900 sq ft
Rent	£16,500 per annum
Rates Payable	£6,623.40 per annum Some occupiers may be eligible for 25% rates relief.
Rateable Value	£13,300
Service Charge	£2,500 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced office / studio accommodation.

Benefits from large frontage with pedestrian access door adjacent, protected by electric security shutters.

Internally provides bright open-plan accommodation with 3 partitioned rooms that can be easily reconfigured to suit.

The accommodation is complete with WC's and tea-prep.

Gas central heating is provided.

LOCATION

The Claremont Centre is located just 1.5 miles south-west of Glasgow City Centre with prominent frontage onto the M8 motorway.

Immediate M8, M74, M77 motorway access provided.

Kinning Park & Shields Road Underground Stations are a short walk away travelling east and south.

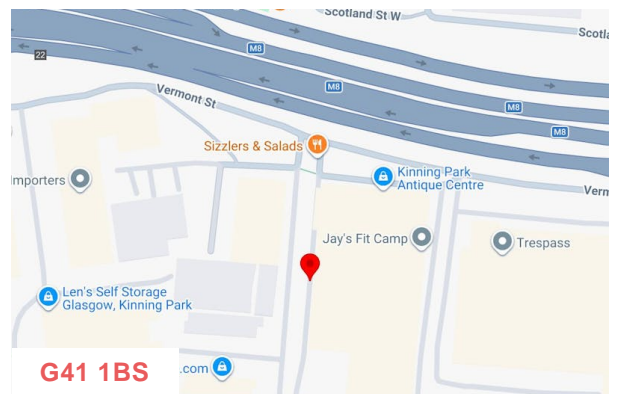
Glasgow International Airport is only a 10 minute drive from the property.

Dedicated off-street plus free on-street parking provided.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 14	1,900	176.52	Available
Total	1,900	176.52	



VIEWING & FURTHER INFORMATION

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