



50 Speirs Wharf, Glasgow, G4 9TH

Stunning Office Premises In Speirs Wharf Glasgow | 1,054sq ft | Rates Exempt | Parking | Walk-In Condition |
£17,500p.a.

Summary

Tenure	To Let
Available Size	1,054 sq ft / 97.92 sq m
Rent	£17,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Attractive open-plan office of 97.88sqm (1,054sq ft) with excellent natural light
- 100% rates relief available under the Small Business Bonus Scheme (RV £10,800)
- Rent: o/o £17,500p.a.
- Ground floor of a traditional B-Listed sandstone building within Speirs Wharf
- On-site barrier-controlled car parking with CCTV plus on-street spaces

50 Speirs Wharf, Glasgow, G4 9TH

Summary

Available Size	1,054 sq ft
Rent	£17,500 per annum
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises the ground floor of a traditional B-Listed converted warehouse of sandstone construction under a pitched roof. Internally the accommodation is arranged as an open-plan office with kitchen and toilet facilities to the rear, accessed via a secure common entrance with entry system.

On-site car parking is available within a barrier-controlled, CCTV-monitored car park.

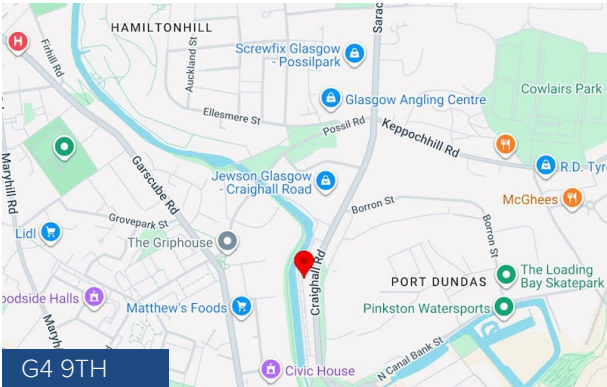
Area

97.88sqm (1,054sq ft).

Location

The property occupies a prominent position within the attractive Speirs Wharf development in Port Dundas, approximately one mile north of Glasgow city centre. The building faces the Forth and Clyde Canal and is accessed from Craighall Road, providing quick links to the M8 motorway at Junctions 16 and 17.

Port Dundas is an established mixed commercial and residential area that has benefited from ongoing regeneration and improved active-travel connections into the city centre. Nearby occupiers include Ocho Spa, The Hub, Safehinge and DSSR Consulting Engineers, creating a lively yet convenient working environment with strong local amenities.



Viewing & Further Information



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