

## FOR SALE - OFFICE

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60 HIGH CRAIGHALL ROAD

PORT DUNDAS, GLASGOW, G4 9UD



### KEY HIGHLIGHTS

- 4,061 sq ft
- Situated just 1 mile north of Glasgow City Centre
- 3 tenants occupy by way of rolling license agreement with 1 tenant on a lease expiring in December 26
- 10 x secure car parking spaces
- Standalone office building
- Excellent owner-occupier / investment opportunity
- Produces a total rental income of £33,388.96 per annum = low average rent of £8.22/sq ft
- Offers over £345,000 invited

## SUMMARY

Available Size	4,061 sq ft
Price	Offers in excess of £345,000
Business Rates	The subjects have 5 x separate entries in the Valuation Roll all of which allow for 100% rates relief.
VAT	Applicable. The subjects are elected for VAT however it is anticipated that a sale will be by way of TOGC (Transfer of Going Concern)
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Modern standalone office building on secure self-contained site bound by palisade fencing with 10 x secure car parking spaces provided.

Access is via a secure door entry system which leads into attractive freshly decorated communal area. The ground floor provides 2 x office suites, 1 x warehouse area together with communal tea-prep and WC's. A passenger staircase provides access to the first floor that provides 2 x office suites. All of the internal fit-out is formed using stud partitions so the layout can be easily changed to suit an occupiers requirements.

Mains supplies to 3 x phase power and gas provided.

## LOCATION

Craighall Business Park commands a highly accessible and elevated position just 1 mile north of Glasgow City Centre.

Easy M8 motorway access via Junction 16 allowing for travel both east and west 20-minute walk west to St Georges Cross Underground Station.

Neighbouring occupiers Avante Digital, Kelvin Smith, Western Lettings, McQueen's Dairies and Eyebright.

## ACCOMMODATION

The accommodation comprises the following areas:

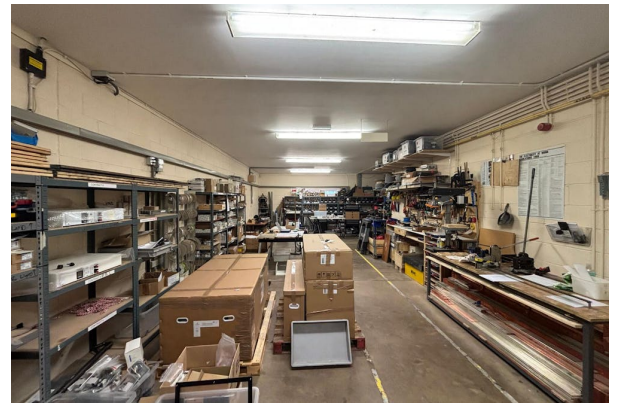
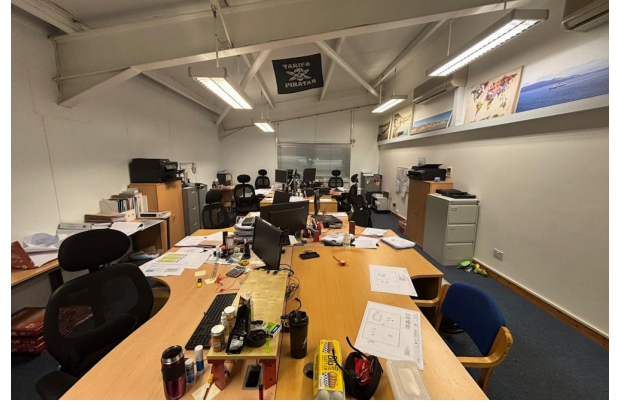
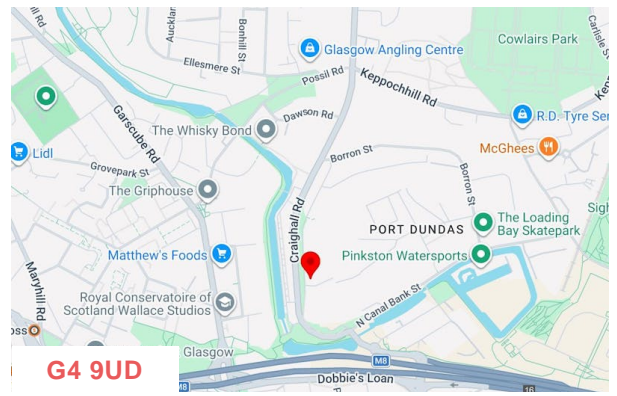
Name	sq ft	sq m	Availability
Ground - Storage	1,112	103.31	Available
Ground - Room 1	500	46.45	Available
Ground - Room 2	220	20.44	Available
1st - Room 1 & 2	790	73.39	Available
1st - Room 3	1,439	133.69	Available
<b>Total</b>	<b>4,061</b>	<b>377.28</b>	

## TENANCY INFORMATION

The subjects are let to 4 tenants producing a total rental income of £33,388.96 per annum = low average rent of £8.22/sq ft.

3 tenants occupy by way of rolling license agreement with 1 tenant on a lease expiring in December 26.

Opportunity for a purchase to agree new leases or take back space for owner-occupation.



## VIEWING & FURTHER INFORMATION

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