

## TO LET / FOR SALE - OFFICE

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9 LINDEN PLACE

ANNIESLAND, GLASGOW, G13 1EF



### KEY HIGHLIGHTS

- 3,707 sq ft
- Available for immediate occupation
- Suitable for a variety of uses including offices, business centre, clinic, dentist, yoga studio and nursery (subject to planning)
- Nearby bus and rail links
- Standalone office building with secure parking
- Located within the popular Anniesland area of Glasgow
- Convenient access to the Clyde Tunnel that connects with the M8 beyond
- Rent - £27,500 per annum or For Sale - o/o £295,000

## SUMMARY

Available Size	3,707 sq ft
Rent	£27,500 per annum
Price	Offers in excess of £295,000
Rates Payable	£11,329.50 per annum
Rateable Value	£22,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Standalone single storey office building with secure dedicated parking to the side.

The present setup provides 10 x offices, 3 x storage areas, comms room and a floored attic. There is an external secure storage / workshop area with electrically operated shutter. The majority of the internal layout has been formed using stud partitions and can be easily reconfigured to suit an occupiers requirements.

The subjects are complete with male & female WC's, shower room, and staff break-out / kitchen area.

Externally benefits from 12 secure off-street car parking spaces.

Whilst the subjects are setup as offices, they would lend themselves well for use as a business centre, clinic, dentist, yoga studio and nursery (subject to planning).

## LOCATION

The subjects are located within the Anniesland area of Glasgow just 3 miles north-west of the city centre.

More specifically the subjects are situated on the west side of Linden Place by its junction with Fulton Street just off Bearsden Road (A739) and a short distance from Anniesland Cross.

The A739 connects with the Clyde Tunnel travelling south that connects with the M8 beyond.

Regular bus services operate on Bearsden Road whilst Anniesland Railway Station is a 10 minute walk south.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,707	344.39	Available
<b>Total</b>	<b>3,707</b>	<b>344.39</b>	



## VIEWING & FURTHER INFORMATION

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