TO LET - OFFICE

ST ROLLOX HOUSE

130 SPRINGBURN ROAD, SPRINGBURN, GLASGOW, G21 1YL

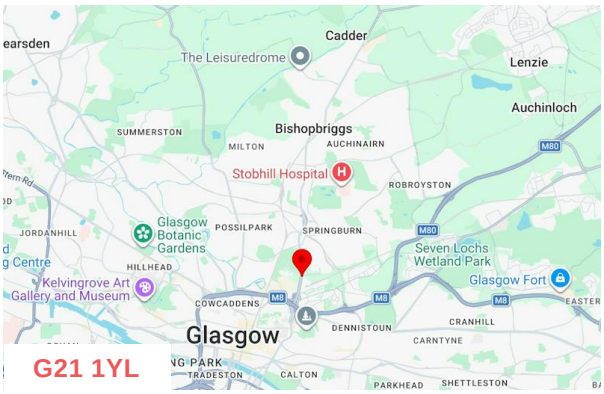


KEY HIGHLIGHTS

- 3,688 to 9,855 sq ft
- Available for immediate occupation
- Suitable for leisure and office uses subject to planning
- Available on floor by floor basis
- Highly prominent standalone nursery / leisure / office premises
- Benefits from Class 10 / Nursery consent
- Benefits from large car park
- Situated next to Tesco, Costco, Home Bargains and NRG Gym

SUMMARY

Available Size	3,688 to 9,855 sq ft
Rates Payable	£14,069.25 per annum Will require to be re-assessed if let on a floor by floor basis
Rateable Value	£29,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



DESCRIPTION

Highly prominent standalone commercial premises.

Benefits from large staff / customer car park.

Internally arranged over ground, first and attic floors with a passenger staircase providing access to the upper floors.

Each floor provides a mixture of open-plan and cellular space with the ability to be made completely open-plan if required.

WC's / kitchen tea-prep are provided on each floor.

Mains supplies to gas, water and electricity (3 phase) are provided.







LOCATION

The subjects are situated on Springburn Road, a prominent arterial route approximately 1.5 miles north-east of Glasgow City Centre.

Springburn Road forms part of the A803, a key route connecting Glasgow City Centre with Springburn, Bishopbriggs and the wider north Glasgow area. The location benefits from good road connectivity, with convenient access to the M8 motorway via Junction 15 a short distance south. .

Public transport connections are readily available, with regular bus services operating along Springburn Road, providing links to Glasgow City Centre and surrounding districts.

Neighbouring occupiers includeTesco, Costco, Home Bargains and NRG Gym.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,688	342.63	Available
1st	4,092	380.16	Available
2nd	2,077	192.96	Available
Total	**9,857**	**915.75**	

VIEWING & FURTHER INFORMATION

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