

DM HALL

To Let
**GROUND FLOOR
OFFICE PREMISES**

40 CHARLES
STREET,
GLASGOW,
G21 2PD



257.19 sq m
(2,768 sq ft)

Property Details

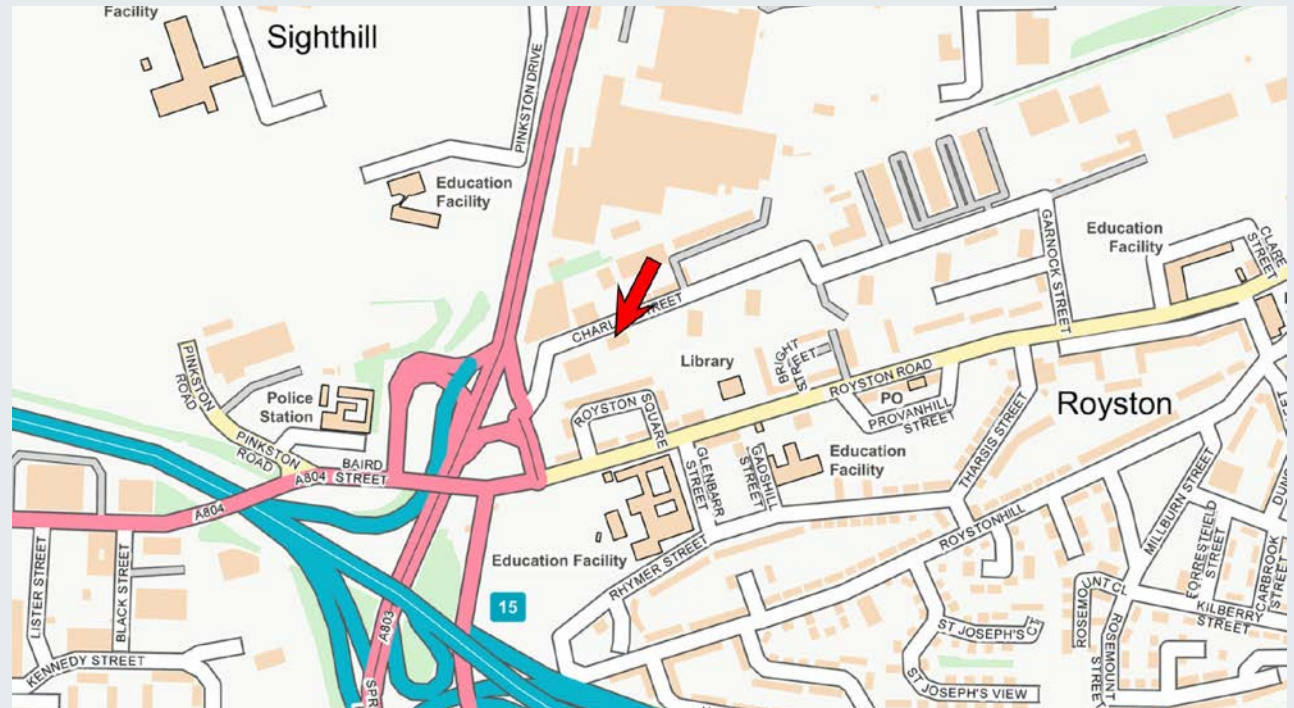
- Attractive ground floor office premises.
- Secure car parking available.
- Excellent transport links.
- Outside Glasgow's low emission zone.
- Flexible terms available.
- Competitive rents from £11/sq.ft.

LOCATION

The property is located on the west side of Charles Street within the Springburn area of Glasgow.

There are excellent transport links in the area including regular bus services along Springburn Road and Royston Road. The subjects are in close proximity to Springburn Road providing access to the M8 Motorway.

The immediate area is mixed in nature including offices, industrial and residential. Nearby occupiers include Paton's Insurance, Safestore Self Storage and RoweBB.



Property Details

DESCRIPTION

The subjects are within a modern two storey office pavilion built in 2004. The first floor is currently occupied by Paton's Insurance.

The ground floor is rectangular in shape, providing an open plan space with private meeting room, staff kitchen and toilet facilities.

Access is provided to the front of the premises and is protected by electric roller shutters. An additional exit is located to the rear of the premises.

The subjects benefit from allocated parking spaces provided to the rear within a secured car park.

ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) on a Net Internal basis and is as follows:

Ground Floor 257.19 sq.m. (2,678 sq.ft.)

LEASE TERMS

Competitive rents from £11 / sq.ft. available.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The current rating is C-45.

NON-DOMESTIC RATES

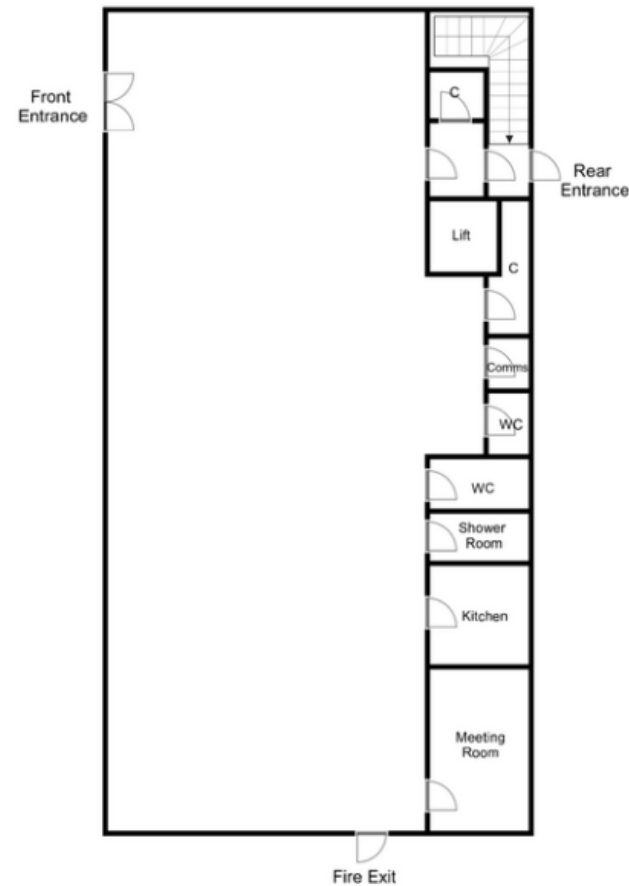
To be confirmed following re-assessment.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.



For indicative purposes only.



Property Details

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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