

DM HALL

For Sale

Office



**31 Lonmay Place,
Panorama Business
Park, Glasgow,
G33 4ER**

**103.36 sq m
(1,113 sq ft)**

Property Details

- Modern office accommodation.
- Excellent access to motorway network connections.
- Dedicated car parking.
- Walk-in condition.
- 100% rates relief, subject to occupier status.
- Offers over £150,000 invited.

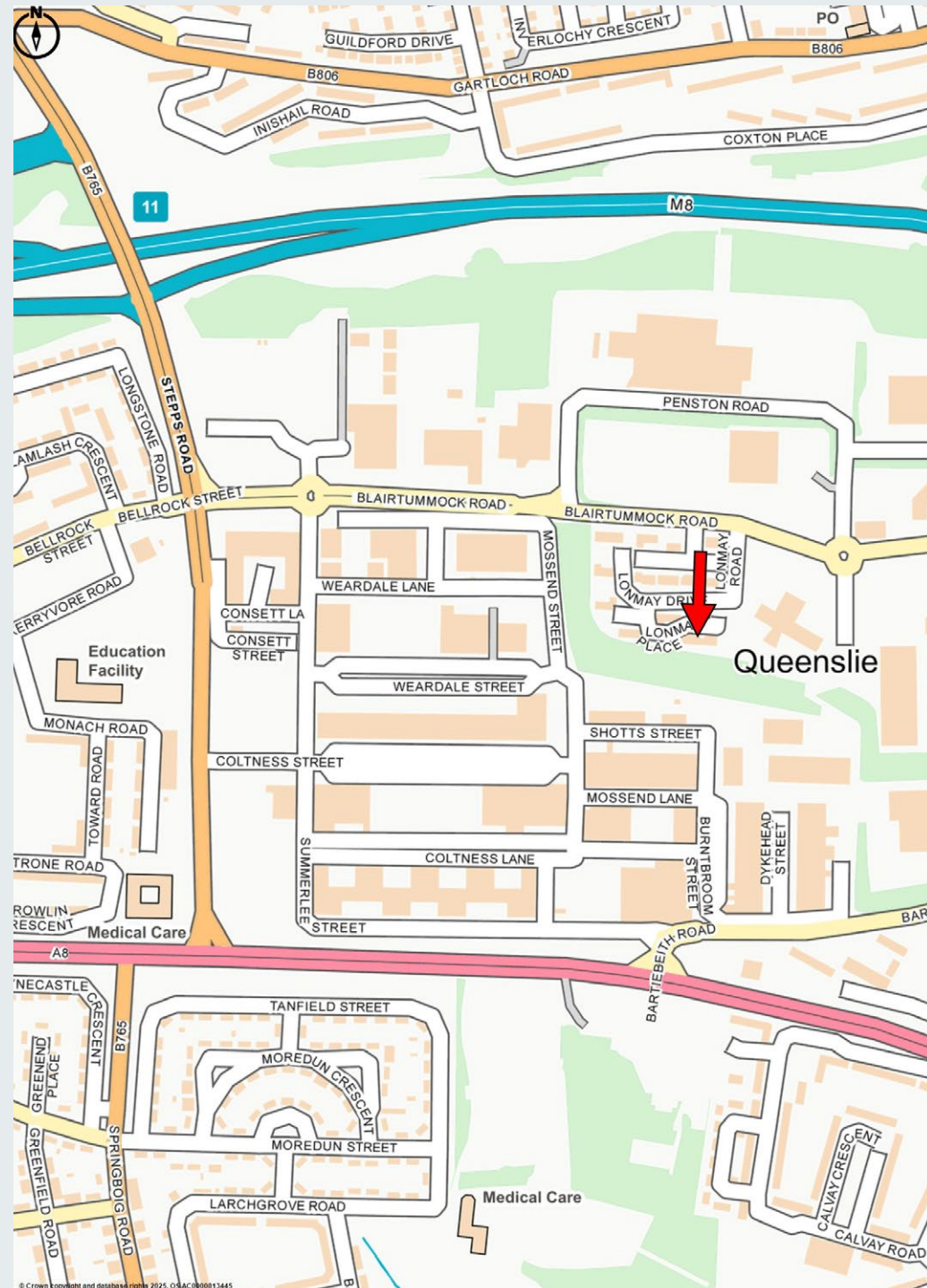
LOCATION

The subjects are located on the east side of Lonmay Place in Panorama Business Village, a relatively modern development of office pavilions.

Junction 11 of the M8 Motorway Network is within a short drive. Glasgow city centre lies approximately 5 miles east.

There are a number of local bus services serving the estate from Edinburgh Road to the south and Stepps Road to the west. Glasgow Fort Shopping Centre is within a short drive.

The approximate location of the subjects is indicated on the attached street plan.



Property Details

DESCRIPTION

The subjects comprise an end terraced two-storey office pavilion of brick construction and surmounted by a pitched roof.

Internally, the subjects are arranged to provide a front reception area with an open plan office with kitchen area, private meeting room and toilet facilities on the ground floor. The first floor provides an open plan space with 4 private offices.

Access is provided through a single entrance door, benefitting from secured entry.

The subjects benefit from 1 dedicated car parking space.

ACCOMMODATION

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

103.36 SQ.M. (1,113 SQ.FT.)

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

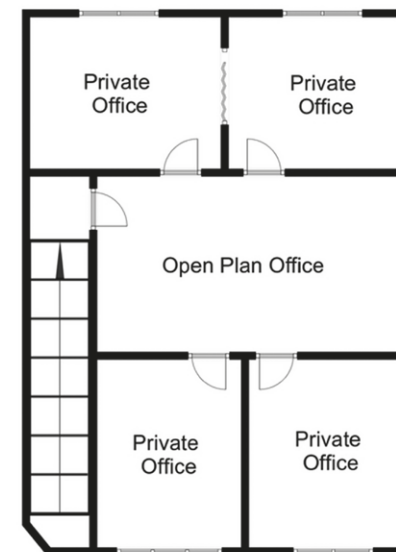
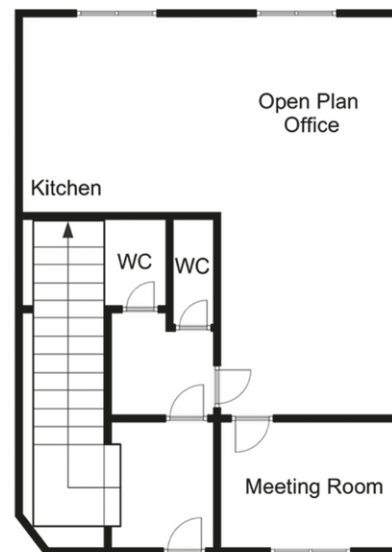
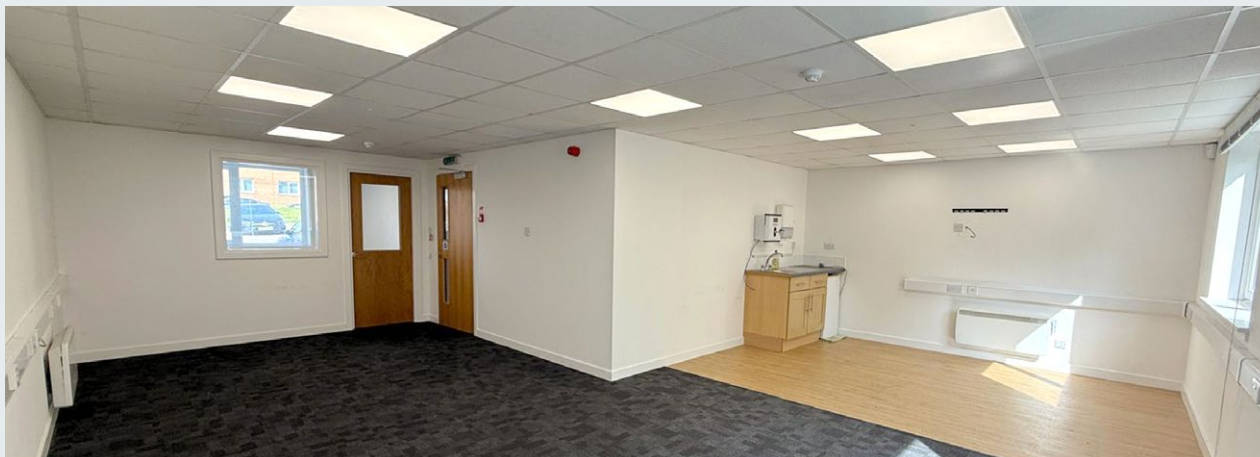
NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of £11,500.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme.

SALE TERMS

OFFERS OVER £150,000 INVITED.



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.



Property Details

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.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake 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

Leah Sellers

Leah.Sellers@dmhall.co.uk

07879 626448

Claire Hutton

Claire.Hutton@dmhall.co.uk

07876 541654

DM Hall
Commercial Department
28 Bothwell Street
Glasgow, G2 6NU
0141 332 8615

DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.