

DM HALL

To Let

Office

Suite 6, 19 Marine
Crescent, Glasgow,
Festival Park,
G51 1HD



53.58 sq.m.
(577 sq.ft)

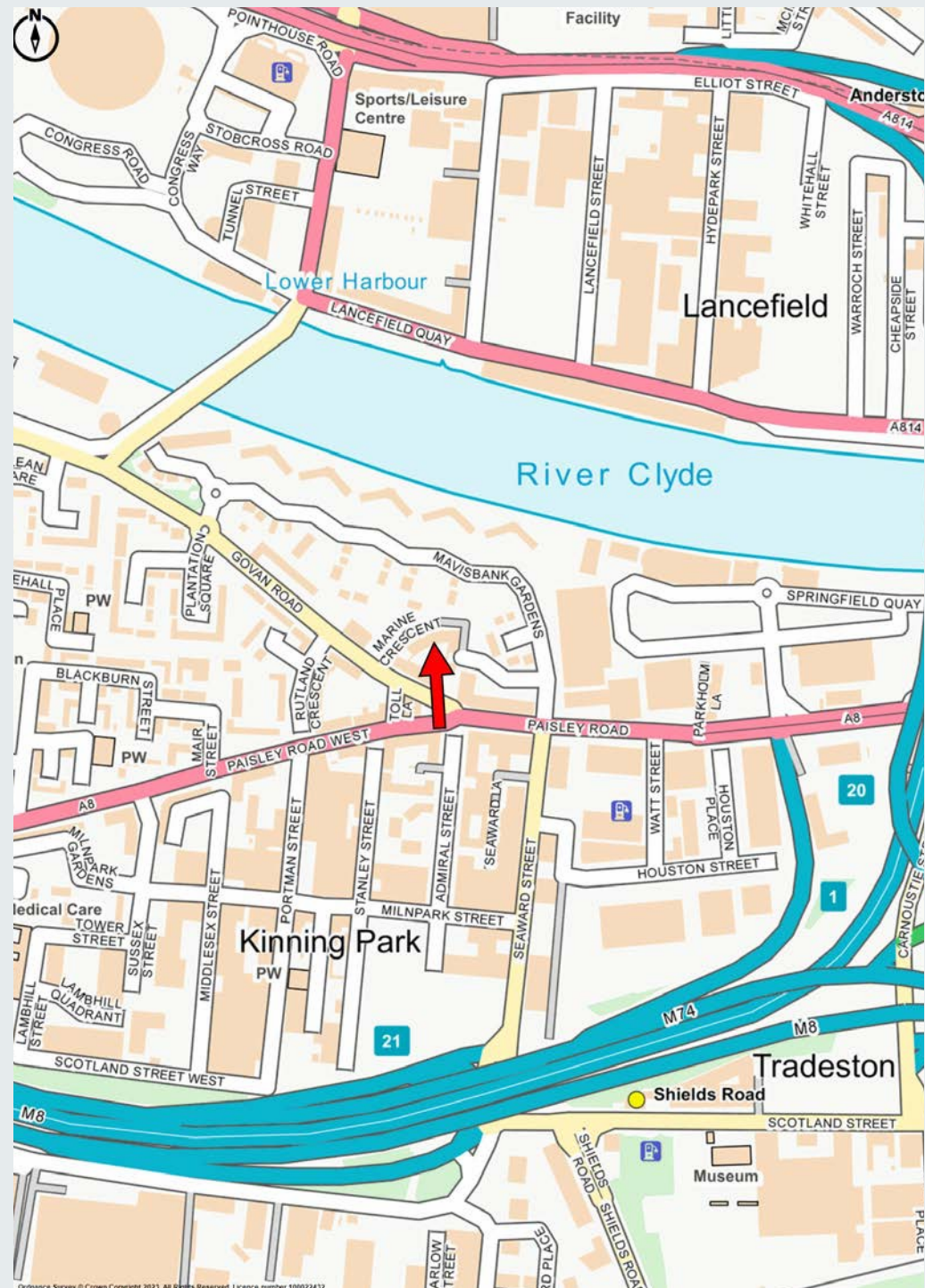
Property Details

- Well-located office premises with communal car parking.
- Excellent transport links available.
- 100% Rates Relief, subject to occupier status.
- Net Internal Area of 53.58 sq.m. (577 sq.ft). approx.
- Offers over £6,000 per annum invited.

LOCATION

The subjects are located south of the river Clyde, approximately 2 miles from Glasgow City Centre. The premises is on the south side of Marine Crescent, to the north of Paisley Road Toll and accessed via Mavisbank Gardens.

The subjects are within the Festival Park area of Glasgow with a plentiful supply of both local amenities and public transport facilities in close proximity. Festival Park is a modern development of office and residential premises.



Property Details

DESCRIPTION

The subjects are located on the first floor within a 2-storey traditional building of brick construction.

Internally, the space is rectangular in nature, providing 4 individual rooms with storage above. The subjects benefit from excellent natural lighting.

Communal toilet facilities are located on the first floor.

Access is via a single door, protected by a secured entry system.

Communal car parking is available to the front of the premises.

ACCOMMODATION

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

53.58 sq.m. (577 sq.ft.) approximately.



Property Details

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 premises qualifies for 100% rates relief, subject to occupier status. The rateable value is £4,200.

VAT

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

LEASE TERMS

Offers over £6,000 per annum.

Available on full repairing and insuring terms.

VIEWING ARRANGEMENTS

Strictly by contacting the letting agents.

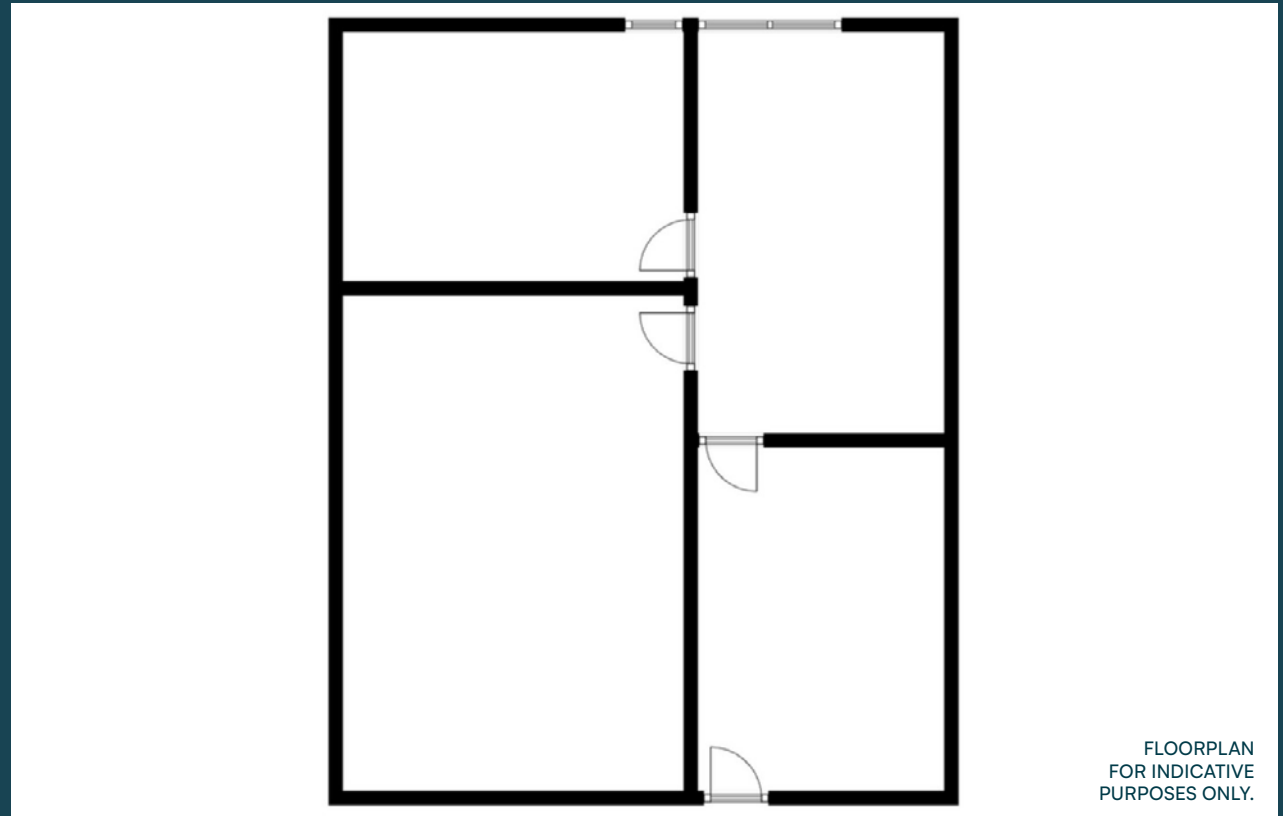
ANTI-MONEY LAUNDERING

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.

DM HALL



Regulated by
RICS



FLOORPLAN
FOR INDICATIVE
PURPOSES ONLY.

Make an enquiry

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28 Bothwell Street

Glasgow, G2 6NU

0141 332 8615

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