

TO LET

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David Allison & Company  
Chartered Surveyors



ATTRACTIVE OFFICE ACCOMMODATION

20 DRUMCHAPEL ROAD, GLASGOW, G15 6QE

- First floor modern office accommodation
- Disabled access hoist
- Available in whole or separate suites
- Net internal area: 378.25 sq m (4,069 sq ft)
- Gas central heating & double glazing
- Modern fitted kitchen
- Private car parking at rear
- Rent – offers in excess of £15,000 per annum

David Allison & Company Chartered Surveyors

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## LOCATION

The subjects are located to the rear of the building fronting Drumchapel Road near its junction with Garscadden Road in the Old Drumchapel area to the West of Glasgow city centre.

Local bus services are within short walking distance with Drumchapel Railway Station situated immediately to the rear of the building.

There is an fully surfaced private car park to the rear of the building.

## DESCRIPTION / ACCOMMODATION

The subjects comprise a spacious modern first floor office with main door access.

The accommodation, which can be accessed via a staircase or by a wheelchair hoist provides a series of bright and spacious private rooms with modern fitted kitchen and extensive toilet accommodation.

There is a possibility that our clients may consider offers to lease in smaller suites.

The subjects benefit from a gas fired central heating system and double glazing with electronic roller shutter security guards.

We calculate the total Net Internal Floor Area as defined in the RICS Code of Measuring Practice 6th Edition) to be approximately:-

**378.25 sq m (4,069 sq ft)**

## RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £13,500.

At this level of value any incoming tenant may qualify for 100% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

## RENT

We are seeking a rent of £15,000 per annum for the entire space.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

## EPC

The properties have been assessed for energy performance and currently have a 'E' rating.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

**David Allison**

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