

TO LET

allison

David Allison & Company
Chartered Surveyors



FIRST FLOOR OFFICES

66 TOWNHEAD, KIRKINTILLOCH, G66 1NZ

- Modern three storey building
- Net Internal Area: **140.54 sq m (1,512 sq ft)**
- Currently sub-divided but flexible space
- Secure door entry system
- Prominent main street frontage
- Private car parking to rear
- Rental - **£12,000** per annum

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The subjects occupy a very prominent location being adjacent to the junction of Lenzie Road (B757) and Industry Street with Lairdland slip road. Kirkintilloch is a popular market town of some 30,000 persons and is located approximately 10 miles north of Glasgow City Centre.

The subjects are situated to take advantage of town centre retail and leisure amenities. Private car parking spaces are allocated in the private car park to the rear with up to 3 spaces available.

GENERAL DESCRIPTION

The subjects provide first floor offices within a modern office development of brick and blockwork construction under a pitched tiled roof.

The accommodation provides a general office/reception, 5 private offices, a staff area and kitchen and toilet facilities with separate stair access with secure door entry system.

Heating is provided by a gas fired central heating system.

ACCOMMODATION

From measurements taken in the building we have calculated the floor area on a net internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately as follows:-

First Floor: **140.54 sq m (1,512 sq ft)**

RATING ASSESSMENT

Following recent sub-division the subjects will require to be re-assessed for rating purposes.

RENTAL/LEASE TERMS

A rental of **£12,000** per annum is sought for a new full repairing and insuring lease on terms to be agreed.

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 has the following rating:-

First Floors – 'C' Rating

VIEWING/FURTHER INFORMATION

Strictly through the agent:

allison

David Allison

David Allison & Co Chartered Surveyors
Suite 2.30, 135 Buchanan Street, Glasgow, G1 2JA
Tel: 0141 375 1555 Fax: 0141 375 1666
Email: barbara@dallisonandco.co.uk

www.dallisonandco.co.uk

Date of Publication: January 2016

Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within 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 outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

allison

David Allison & Company
Chartered Surveyors

