



**TO LET** IN WHOLE OR PART

UNIQUE PERIOD BUILDING WITH LARGE CAR PARK & PANORAMIC VIEWS

*Canal House*

SPEIRS WHARF NORTH • GLASGOW • G4 9UG

**allison**

David Allison & Company  
Chartered Surveyors

TEL: 0141 375 1555

# Canal House

SPEIRS WHARF • GLASGOW

- Available to lease in whole or up to 3 separate suites
- Net Internal Area:
  - Ground Left 67.63 sq m (728 sq ft)
  - Ground Right 33.07 sq m (356 sq ft)
  - First Floor 144.56 sq m (1,555 sq ft)
- Superb quality accommodation and features
- Panoramic views across the city
- Large secure car park (16 cars)
- We are seeking rental offers for a new lease:
  - Ground Floor Left £9,000 per annum
  - Ground Floor Right £4,500 per annum
  - First Floor £19,500 per annum



## LOCATION

The subjects occupy a canal-side location and are situated on the west side of Craighall Road (A879) in the Port Dundas area of Glasgow

Port Dundas stands above Glasgow and was developed from around 1777. In 1790 the canal was extended eastwards to meet the Monkland Canal at Castle Street, allowing construction between these points of the inland Port Dundas.

The area has undergone significant redevelopment over recent years and provides a popular commercial/residential location. The main old mill building at Speirs Wharf provides residential flatted dwellings and also has a variety of cafes/restaurants located nearby. The new Scottish Ballet headquarters is also nearby.

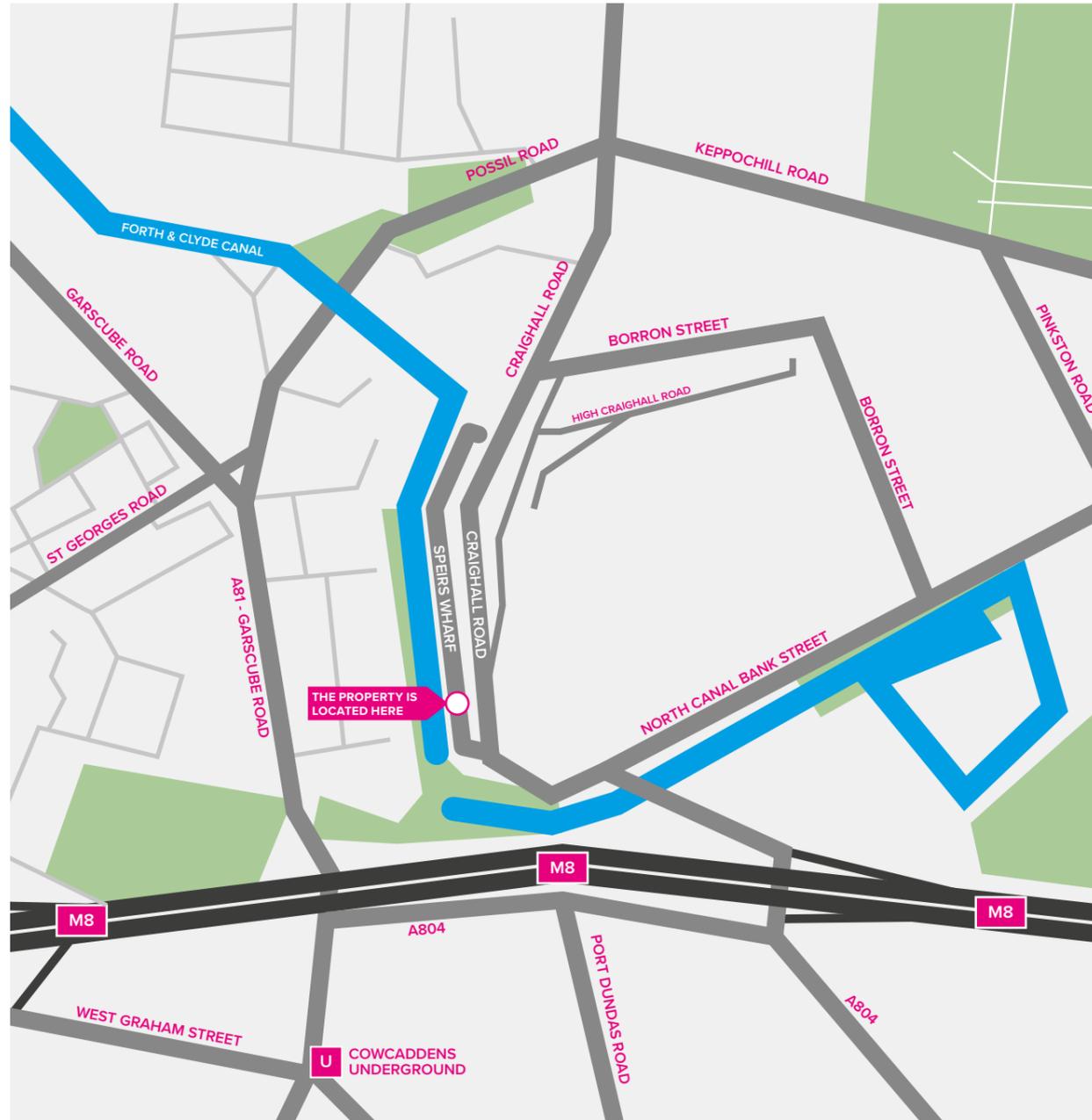
The building affords panoramic views over Glasgow City Centre which is accessible by foot – or by car.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

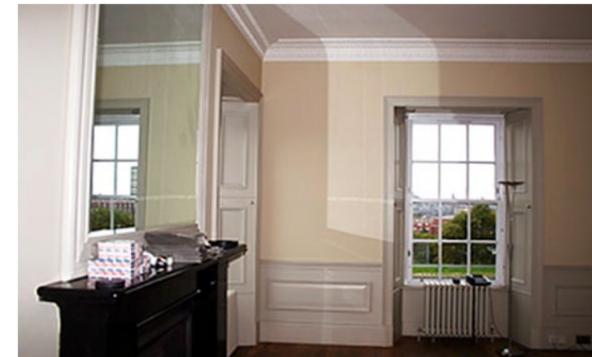
## DESCRIPTION & ACCOMMODATION

The subjects comprise a two storey Georgian office building of traditional stone construction with a pitched slate roof. We understand that the building dates back to 1812.

The building has been sympathetically restored to create bright spacious office accommodation which has been finished to a very high standard – utilising the materials and finishes close to the original specification.



## Period Interior Features



The subjects benefit from a large secure car park which we understand is capable of accommodating approximately 16 cars.

From measurements taken on-site and in accordance with the RICS Code of Measuring Practice (Sixth Edition), we calculate the subjects extend as follows:

- Ground Floor Left 67.63 sq m (728 sq ft)
- Ground Floor Right 33.07 sq m (356 sq ft)
- First Floor 144.56 sq m (1,555 sq ft)

The attached floorplan provides an indication of the layout of the property.

## RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

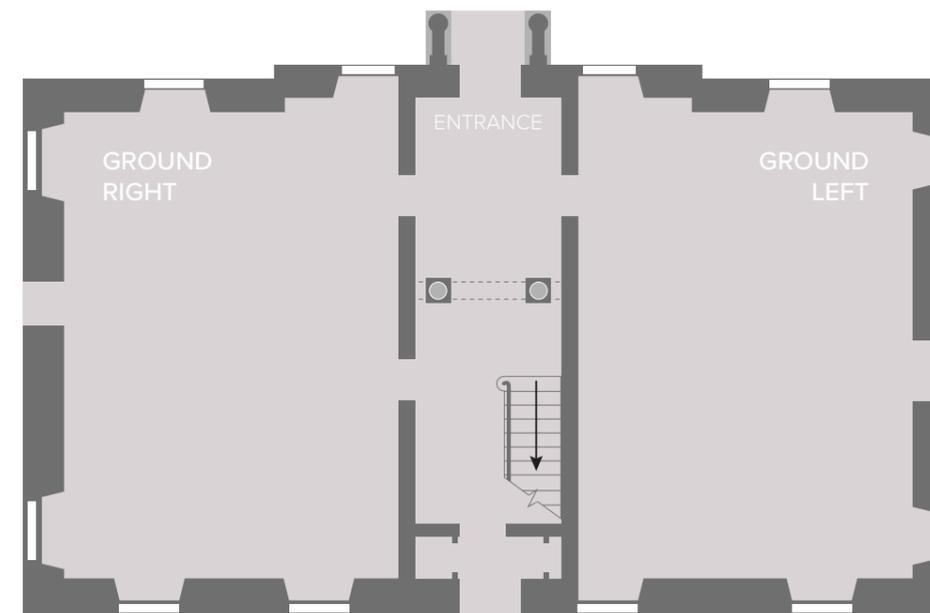
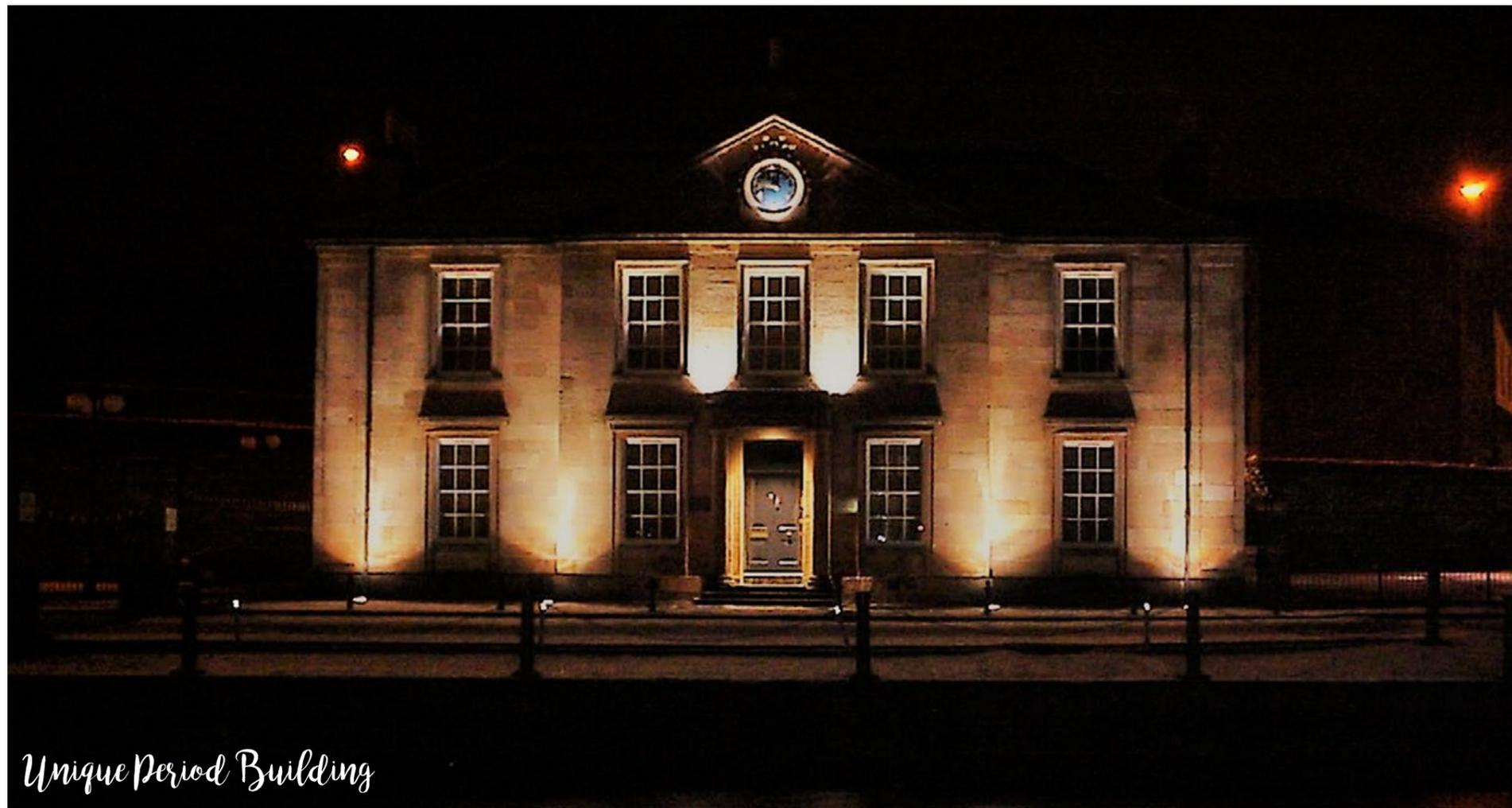
Ground Floor Left	£6,800
Ground Floor Right	£3,300
First Floor	£13,100

## LEASE/SALE TERMS

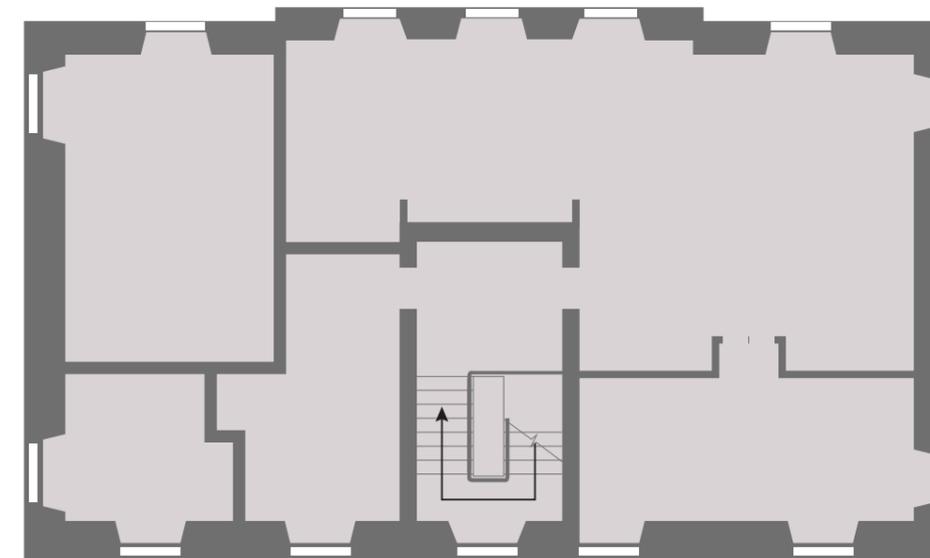
The subjects are available to lease in whole or part and we are instructed to seek the undernoted rentals:-

- Ground Floor Left £9,000 per annum
- Ground Floor Right £4,500 per annum
- First Floor £19,500 per annum

Canal House



*Ground Floor Plan*



*First Floor Plan*

### 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 incurred in any transaction.

### VIEWING & FURTHER INFORMATION

Strictly through the agents:

David Allison & Co

Suite 2.30 • 135 Buchanan Street • Glasgow • G1 2JA

Tel: 0141 375 1555 • Fax: 0141 375 1666

Email: [barbara@dallisonandco.co.uk](mailto:barbara@dallisonandco.co.uk)

[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

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**DAVID ALLISON & COMPANY CHARTERED SURVEYORS**  
135 Buchanan Street, Glasgow, G1 2JA • Tel: 0141 375 1555  
[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

**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. **Date of Publication: September 2018**

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