

TO LET (MAY SELL)

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David Allison & Company
Chartered Surveyors



MODERN OFFICE PAVILLION

KINTYRE HOUSE, 209 GOVAN ROAD, GLASGOW, G51 1HJ

- Attractive detached office pavilion
- Bright & flexible internal accommodation & layout
- Modern services, fixtures & fittings
- 18 dedicated car parking spaces in courtyard adjacent to building
- Total Net Internal Area: **5,275 sq ft (490.06 sq m)**
- Rental offers – in the region of **£65,000** per annum

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DESCRIPTION

The subjects comprise a modern two storey detached office building constructed in 2002.

The accommodation is contained over two levels with a feature entrance lobby and hardwood open treat spiral staircase connecting the two floors. Both floors are, whilst sub-divide in part, capable of providing open plan accommodation.

The subjects benefit from underfloor cabling for IT/telecoms, double glazing, an air handling system (hot/cold air), secure entry system, fire and intruder alarm systems, kitchen and toilet facilities, ground floor reception area and much more.

The accommodation on offer also benefits from 18 dedicated car parking spaces within the surfaced, landscaped and secure private courtyard car park.

LOCATION

The building is situated in a small courtyard development containing two other modern office buildings (Clyde House & Argyll House) at the junction of Govan Road with Brand Street in the fast developing Pacific Quay/Govan area of Glasgow.

Govan Road is located north of the M8 & M77 motorways on the south side of the city centre, a short walking distance from Pacific Quay's office/business and media district comprising BBC, STV, Glasgow Science Centre, etc.

ACCOMMODATION & FLOOR AREA

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately **5,275 sq ft (490.06 sq m)**.

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £58,500.

RENTAL

The subjects are offered for lease at rental offers in the region of £65,000 per annum.

Our clients may consider letting on a floor by floor basis; however their preference would be to let the property in its entirety.

A sale of the subjects may also be considered. Price on Application.

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 'D' rating.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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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.

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