

TO LET

ATTRACTIVE MODERN OFFICE SUITE

GROUND FLOOR, MARINER HOUSE, 355 GOVAN ROAD,
WATERMARK BUSINESS PARK, GLASGOW, G51 2SE



- Modern office suite (recently used as private Medical Clinic)
- Net Internal Area: 95.33 sq m (1,025 sq ft)
- Attractive Watermark Business Park location
- Close to Pacific Quay
- Suitable for offices or for health professions eg. Dentist, Doctors, etc
- Central heating & air conditioning
- Toilet with shower cubicle
- Car parking available
- Offers to lease in excess of £12,000 per annum

allison

David Allison & Company
Chartered Surveyors

David Allison & Company Chartered Surveyors
135 Buchanan Street, Glasgow, G1 2JA • Tel: 0141 375 1555

www.dallisonandco.co.uk

LOCATION

The subjects are situated in the now established Watermark Business Park in the Pacific Quay area to the south of Glasgow City Centre.

The attached location plan shows the general location of the subjects.

The surrounding and still developing Pacific Quay area is the home of BBC Scotland, STV, Glasgow Science Centre, etc. The area is well served for transport links with bus and underground services within short walking distance.

DESCRIPTION & ACCOMMODATION

The subjects comprise an attractive modern office/medical suite situated on the ground floor of a two-storey office pavilion.

Whilst the accommodation (see layout plan) was until recently used as a private Medical Clinic and therefore potentially of interest to Doctors, Dentists, etc., it could easily be returned to its original use as an office suite comprising of 3 rooms, reception, kitchen and toilet with shower. Additional toilets (male/female) are also located in the common entrance foyer.

The suite benefits from gas central heating and air conditioning.

FLOOR AREA

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately 95.33 sq m (1,025 sq ft).

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £12,000.

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.

RENTAL/LEASE TERMS

We are instructed to seek offers to lease in excess of £12,000 per annum for a full repairing and insuring basis for a term 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 have a 'C+' rating.

VIEWING/FURTHER INFORMATION

Strictly through the agent:

allison

David Allison

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

www.dallisonandco.co.uk

Date of Publication: November 2020

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.

