

TO LET

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David Allison & Company



ATTRACTIVE SELF CONTAINED OFFICES

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

- Attractive self-contained office accommodation
- Net Internal Area – **195.10 sq m (2,100 sq ft)**
- Full air conditioning
- Excellent dedicated car parking
- Close to City Centre
- Flexible Terms

David Allison & Company Surveyors and Valuers

Tel: 0141 375 1555

89 West Regent Street, Glasgow, G2 2BA

www.dallisonandco.co.uk

LOCATION

Watermark Business Park is located on the south side of the River Clyde approximately 3 miles from Glasgow City Centre. The Park is located off Govan Road immediately adjacent to Pacific Quay which, in recent years has been developed to create a new headquarters for BBC Scotland, Scottish Television and a new Media Village.

Glasgow is served by excellent communication links, with the M8 motorway dissecting the city on an east/west axis, with motorway access to the Watermark Business Park within a short driving distance via Junction 23 of the M8 motorway. The Park is also well situated for access to the Glasgow underground network and numerous public bus services. Glasgow Airport is located within 6 miles of the development.

GENERAL DESCRIPTION

The subjects comprise a modern purpose-built two storey detached office pavilion, built in 2009 as part of a larger, now fully completed, business park in attractively landscaped grounds.

The available space comprises an open plan office area with kitchen/tea prep facility. The subjects are self-contained and benefit from male, female and disabled toilet facilities, raised access flooring, modern LG3 lighting, full air conditioning, and impressive natural light via large double glazed window units. The premises are fully DDA compliant and benefit from excellent dedicated car parking.

ACCOMMODATION

We have calculated the Net Internal Area (NIA) as defined in the RICS Code of Measuring Practice (6th Edition) to be approximately:-

195.10 sq m (2,100 sq ft)

RATING ASSESSMENT

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

Rateable Value: £35,000

We should advise that a formal rating appeal has been lodged against the above assessment, which has not yet been heard.

RENTAL/LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease on flexible 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 their own legal costs incurred in any transaction with the in-going tenant being responsible for payment of Stamp Duty Land Tax and Registration Dues (if applicable).

VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison & Co
89 West Regent Street
Glasgow
G2 2BA

Tel: 0141 375 1555

Fax: 0141 375 1666

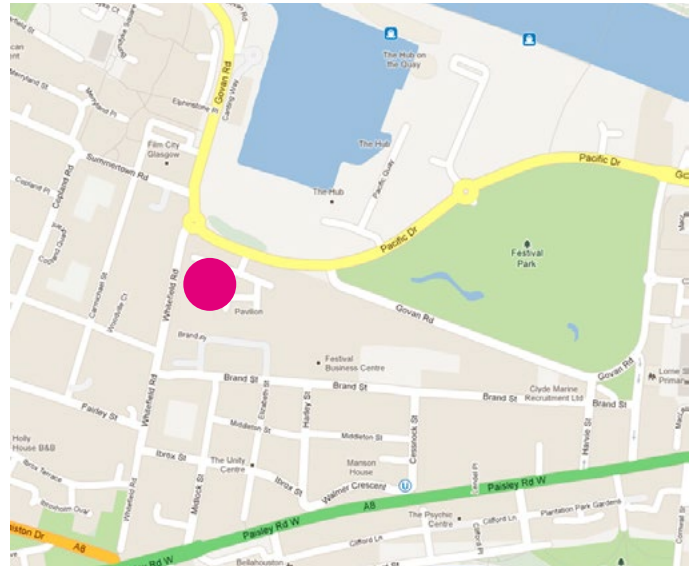
Email: enquiries@dallisonandco.co.uk

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EPC

The property has been assessed and has an Energy Performance Rating of 'C+'.

The Energy Performance Certificate (EPC) for the subjects can be made available upon request.

Energy Performance Certificate	Calculator assessment rating using SBEM v4.4 (SBEM)	Building type	Current rating
		Office	
		Carbon Neutral	Excellent
		A (0 to 15)	
		B (16 to 30)	
		C (31 to 45)	C+
		D (46 to 60)	
		E (61 to 80)	
		F (81 to 100)	
		G (100+)	Very Poor
Carbon Dioxide Emissions			
The number refers to the calculated carbon dioxide emissions in terms of kg per sq. m of floor area per year.			35
Approximate current energy use per sq. m of floor area			83 kWh/m ²
Main heating fuel: Natural Gas	Building Services: Heating with Hot Vent.		
Renewable energy source:	Electricity: Grid supplied		