

TO LET



PAVILION 2, WATERMARK BUSINESS PARK
365 GOVAN ROAD, GLASGOW, G51 2SE

GROUND FLOOR OFFICE SUITE

allison
David Allison & Company
Chartered Surveyors

TEL: 0141 375 1555

- High quality ground floor office suite
- Net Internal Area: 4,540 sq ft (422.00 sq m)
- Sub-divided internally with feature glazed demountable partitioning
- Raised access flooring
- LG3 lighting in suspended ceilings
- Gas central heating
- Attractive landscaped and secure business park setting
- Convenient location for M8 motorway and public transport
- 13 dedicated parking spaces
- Offers to lease - £60,000 per annum are invited

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 headquarters for BBC Scotland, Scottish Television and a media village all within an area now designated as Creative Clyde, an Enterprise Area with potential for rates relief for qualifying businesses.

Glasgow is served by excellent communication links to the city with east/west motorway access to Watermark Business Park within 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 situated within 6 miles west of the Park.

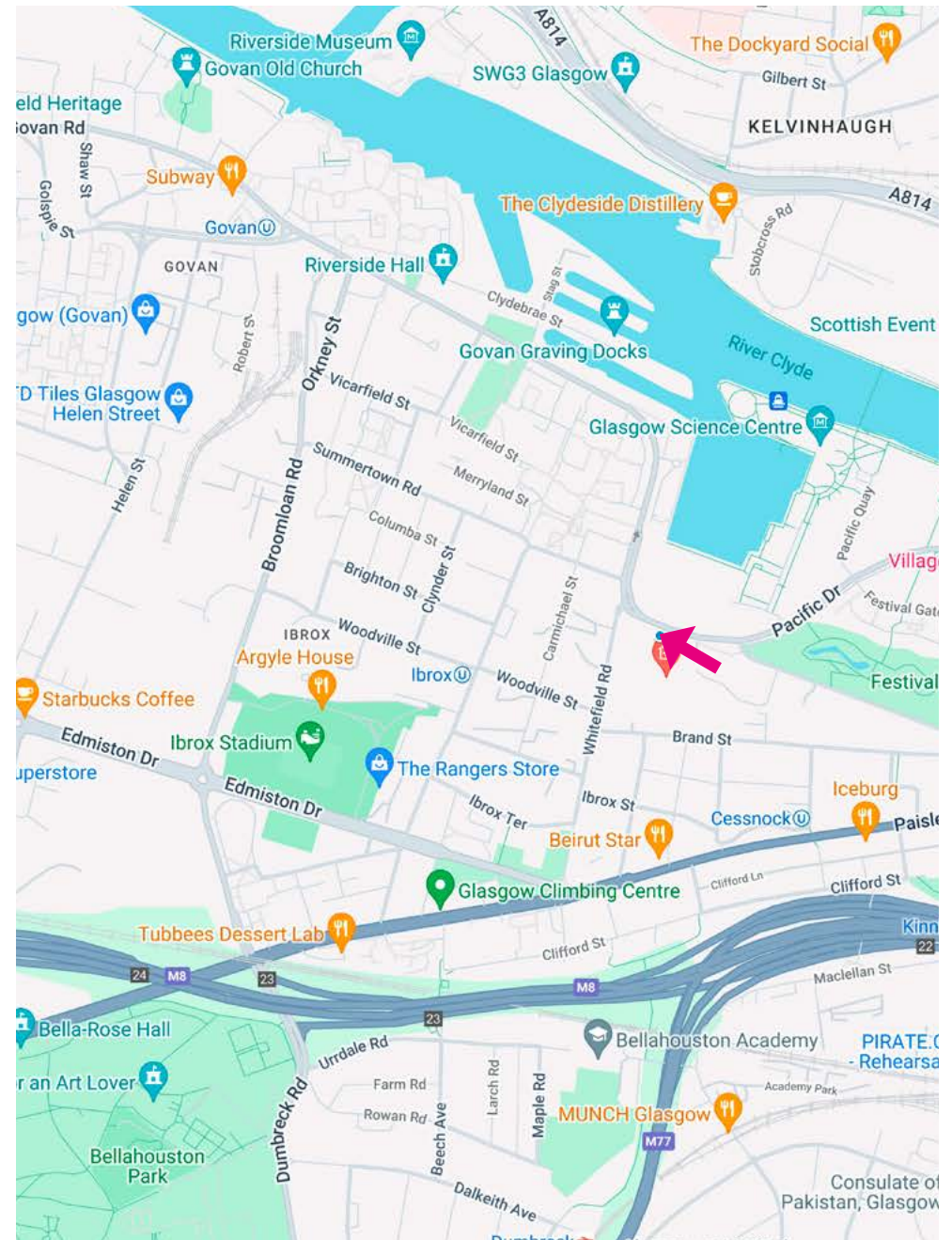
The street plan opposite shows the approximate location of the subjects, for information purposes only.

DESCRIPTION & ACCOMMODATION

The subjects comprise a high-quality ground floor office suite contained in a modern 2-storey detached pavilion constructed in 2009, inclusive of 13 dedicated car parking spaces.

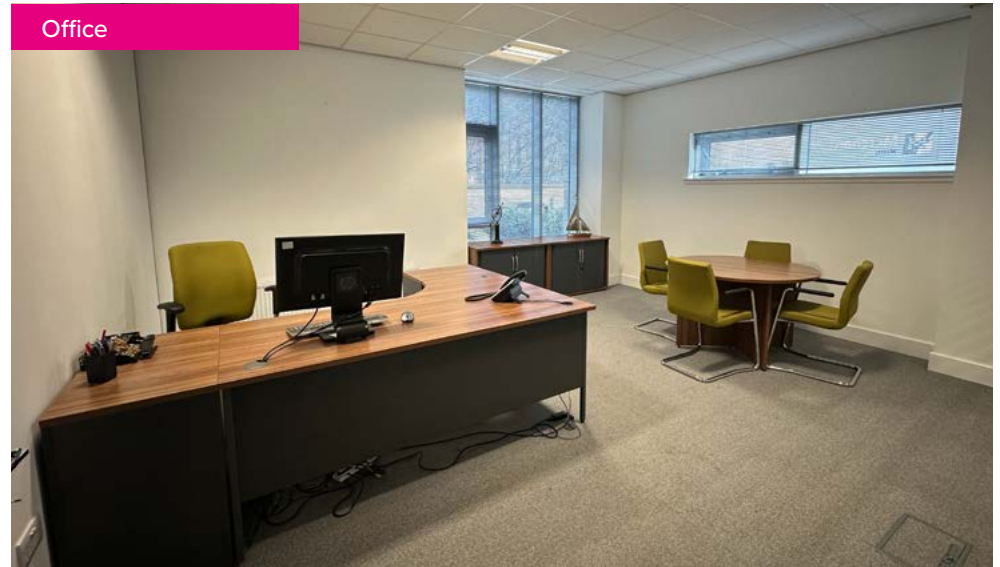
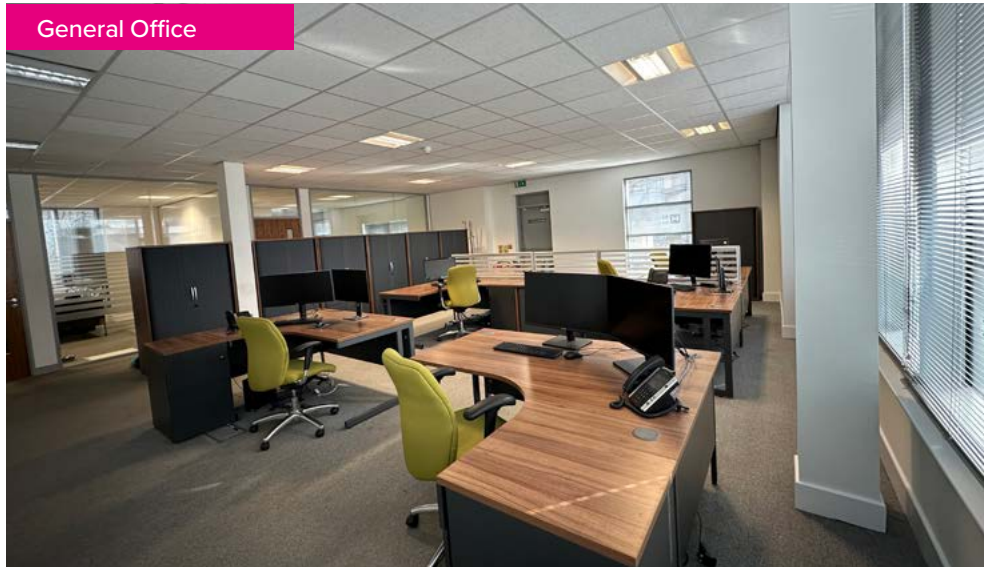
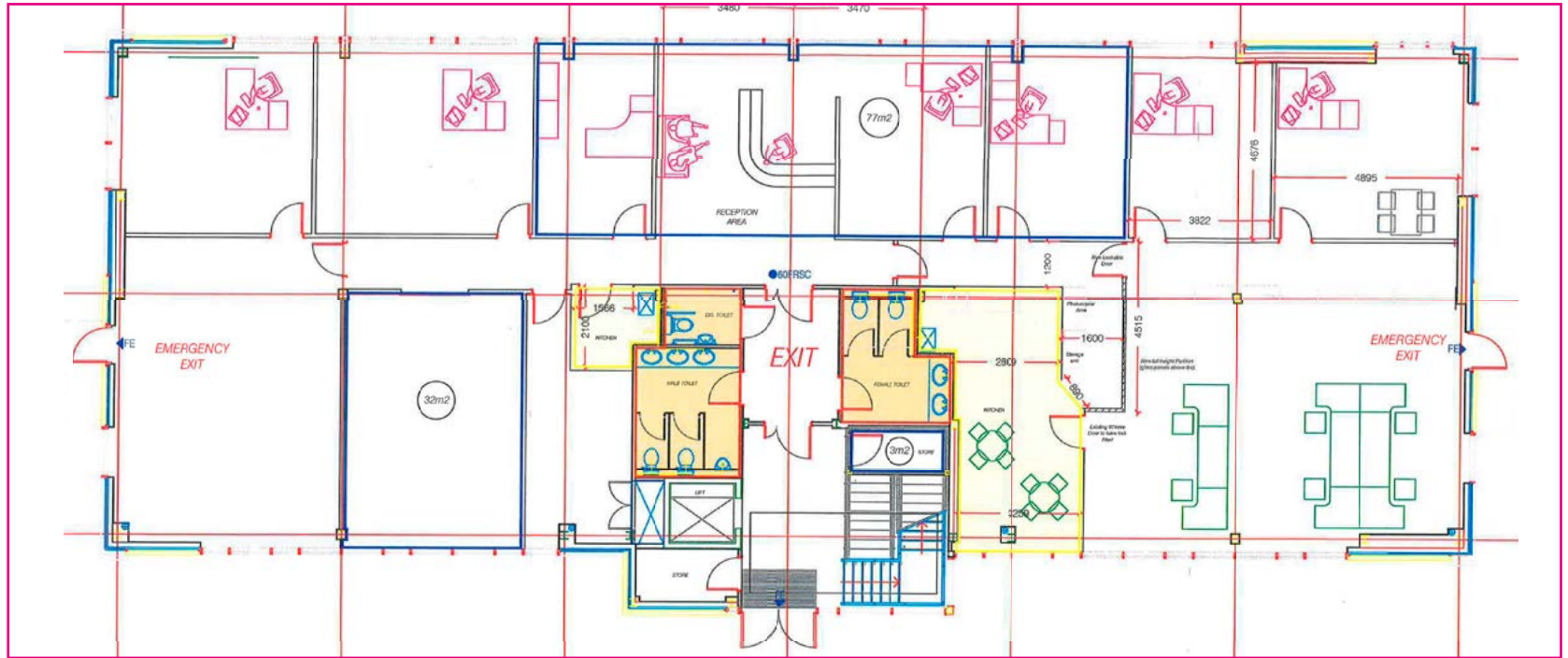
The original open plan layout of the accommodation has been sub-divided internally with feature glazed partitioning creating a spacious and attractive reception area together with a series of varying sized rooms, including a board room, staff canteen area and good quality male and female toilets.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately **422.00 sq m (4,540 sq ft)**.



FLOOR PLAN

For indicitive use only.



RATING ASSESSMENT

The current rating of the office suite is on a room-by-room basis and will require to be re-assessed for rates as a whole. We estimate the total Rateable Value would be in the region of £52,000.

RENTAL/LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease for a period of up to 10 years incorporating a rent review after 5 years.

Rental offers in the region of £60,000 per annum are invited.

There is a service charge covering maintenance of the common parts of the building together with estate charge covering the maintenance of the external common areas within the Business Park.

EPC

The properties have been assessed for energy performance and currently have a 'E' rating.

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 with the incoming tenant responsible for payment of SDLT and Registration Dues (if applicable)

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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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 without our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

Boardroom



Reception

