

TO LET

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David Allison & Company
Chartered Surveyors



MODERN OFFICE SUITE

SUITE 1, KIRK HOUSE, 5 KIRK ROAD, BEARSDEN, G61 3RG

- Bright and modern office suite
- Net Internal Area: 1,016 sq ft (94.42 sq m)
- Open plan layout
- Shared attractive ground floor reception with controlled door entry system
- Shared modern kitchen, male and female toilets
- Disabled lift access to first floor
- Rental offers in the region of £15,750 per annum

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Tel: 0141 375 1555

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www.dallisonandco.co.uk

LOCATION

The subjects occupy a convenient location in the heart of Bearsden Cross trading area benefitting from close proximity to shops, restaurants, banks, etc.

The subjects are well served by all amenities including public transport and Pay and Display and public car parking nearby.

The street plan opposite shows the general location of the subjects within the town centre for information purposes only.

DESCRIPTION & ACCOMMODATION

The subjects comprise an open plan office workspace area with bright and modern décor, lowered ceiling, **new fitted carpeting and newly installed LED lighting.**

The floor plan shows the position of the office in relation to other suites within the complex.

FLOOR AREA

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately 84.42 sq m (1,016 sq ft).

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £14,900.

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

The subjects are offered for lease at a rent in the region of £15,750 per annum for a negotiable length of term (3 years minimum).

In addition to rental, the tenants are responsible for a proportionate share of service charge – full details available on request.

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

EPC available on request.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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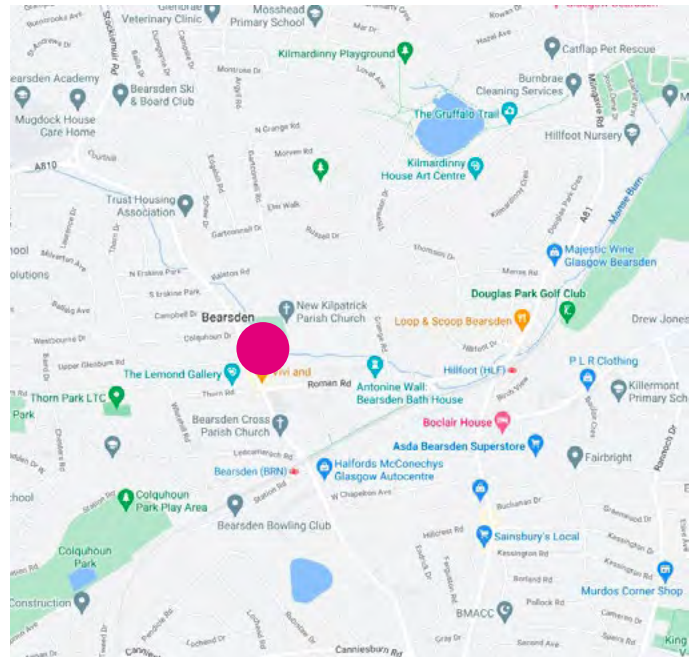
Regulated by RICS



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Date of Publication: July 2022