

# McNicol

PROPERTY CONSULTANTS

## TO LET

### First Floor Office Space



**1st Floor, 39 Kirkpatrick Street, Glasgow, G40 3RZ**

- Located in the regenerated East End of Glasgow
- Available Office Suites – From 95 sq ft to 1,342 sq ft
- On Street Parking
- Excellent Transport Links
- Existing Fit-Out in-situ
- Buzzer Entry System

## Location

The subjects are located in the Bridgeton area of Glasgow, East of the City Centre. The dynamic East End of Glasgow has experienced significant regeneration in recent years. The former industrial area has undergone a remarkable transformation.

There are a number of high quality local amenities and transport links are second to none. Bridgeton Cross nearby has local shops, banks, cafes, rail stations and many bus routes. The property is within easy reach of both M74 and M8 motorways. Parkhead Shopping Centre and Retail Park are nearby. Glasgow Green, the city's oldest park on the north bank of the River Clyde is just a short walk away- perfect for a lunchtime stroll and a breath of fresh air.

## Description

The subjects comprise a first floor office space formed of 5 individual office suites with a shared kitchen and toilets. The entire first floor can be Let as a whole or each individual office suite can be Let separately. Access to the accommodation is taken from a large, attractive common hallway that provides access to the first floor.

The accommodation is cellular in design and provides a variety of private offices / meeting rooms as follows:

- Reception Area
- 5 private offices
- Private Kitchen area
- Ladies & Gents toilets
- Secure Door Entry
- Fibre Broadband ready
- Gas Central Heating
- Modern Lighting

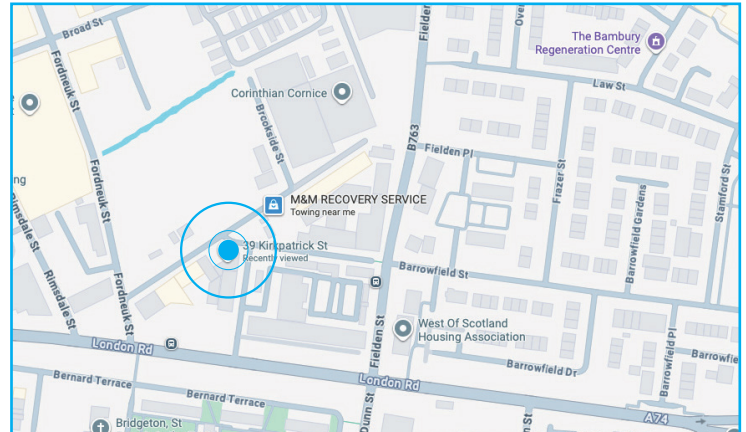
## Accommodation

First Floor Office Space - Total Size = 125 sq m (1,342 sq ft)

- Room 1 = 345 sq ft
- Room 2 = 215 sq ft
- Room 3 = 273 sq ft
- Room 4 = 319 sq ft
- Room 5 = 95 sq ft

## Energy Performance Certificate

A copy of the EPC for the property is available upon request.



## Lease Terms

The subjects are offered on flexible Full Repairing and Insuring terms to be agreed.

## Local Authority Rates

Interested parties should contact Glasgow City Council Assessors Department for further information.

## Service Charge

There is a service charge for the building, which covers common items of expenditure and the tenant will be required to pay the appropriate pro rata share.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

## VAT

Unless otherwise stated, all prices are quoted exclusive of VAT. VAT will be payable at the prevailing rate.

## Viewing And Further Information

Please contact the Letting Agent:

