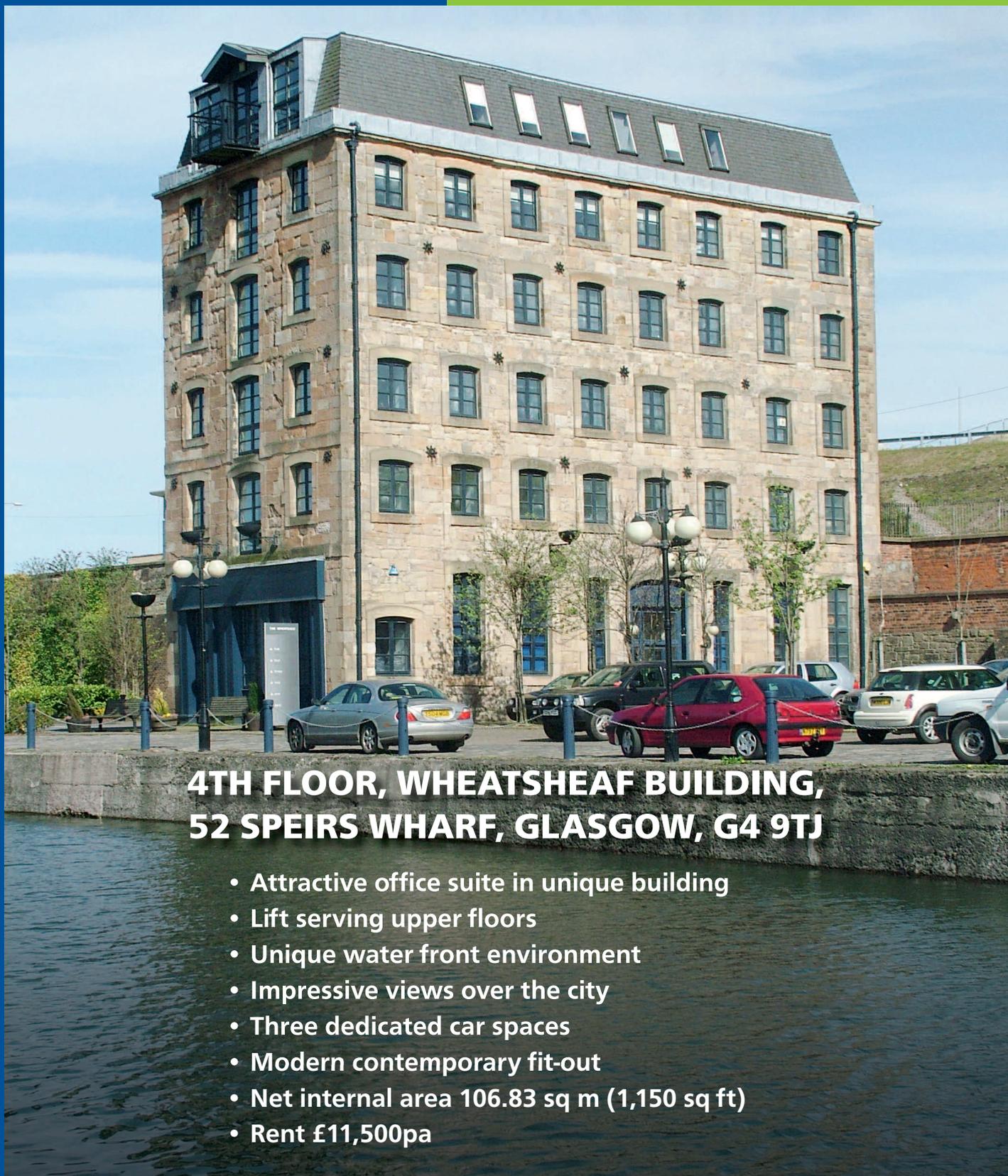


TO LET

UNIQUE OFFICE SPACE



**4TH FLOOR, WHEATSHEAF BUILDING,
52 SPEIRS WHARF, GLASGOW, G4 9TJ**

- Attractive office suite in unique building
- Lift serving upper floors
- Unique water front environment
- Impressive views over the city
- Three dedicated car spaces
- Modern contemporary fit-out
- Net internal area 106.83 sq m (1,150 sq ft)
- Rent £11,500pa

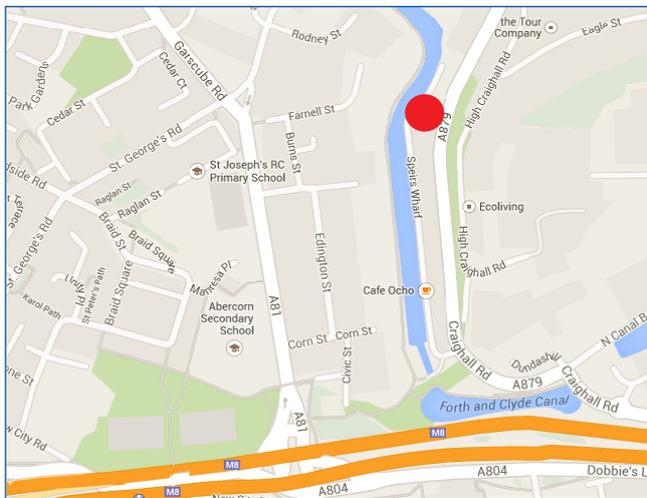
Location

The property is located immediately to the east of Craighall Road and west of Speirs Wharf and enjoys an enviable position at Craighall, immediately adjacent to the Forth and Clyde Canal, which has seen significant investment by Scottish Waterways in the recent past. Indeed, further investment is planned by Glasgow City Council, ISIS and Scottish Canals to improve the environment around the canal and further enhance connectivity between Craighall and Glasgow City Centre.

Craighall Road (A879) is a main arterial route and connects directly to the M8 at Junction 16 with both eastbound and westbound connections available. Glasgow City Centre is located closeby and within walking distance, whilst Cowcaddens Subway Station is a short walk from the property. There are good local bus connections both on Craighall Road itself and the surrounding main roads, all within a few minute's walk of the property.

There are a number of other professional companies located within the Wheatsheaf building as well as Speirs Wharf itself.

The office is accessed via Speirs Wharf which comprises an attractive cobbled lane adjacent to the canal.



Description

The office suite is formed on the 4th floor of the Wheatsheaf building which originally formed part of the Wheatsheaf Mills constructed in the mid-19th Century. The building is constructed of solid sandstone, with a pitched slated roof, and timber framed, double glazed windows. Access to the suite is via an attractive entrance hallway which leads to a lift and stairwell serving the upper floors.

The office suite is finished in a contemporary style and is arranged to provide a large open plan office area, large kitchen/break out meeting room,

partitioned storage area, tea preparation area and dedicated toilet area. The specification is outlined below:

- Quality laminate floor fitted to main office area
- Electric wall mounted heaters
- Fluorescent and low voltage lighting
- CAT 5 installed
- Fibre optic cable installed to office
- Impressive views over the city
- Kitchen/staff room with modern counter units
- Dedicated toilet accommodation
- Feature inset backlit images (suitable for branding)
- Newly redecorated



Areas/Accommodation

The office extends to a net internal area of 106.83 sq m (1,150 sq ft) or thereby. This excludes the toilet accommodation within the suite.

Rating

The current Rateable Value forms part of a larger entry but is currently apportioned at £11,554, excluding parking. At the current Rateable Value, 50% rates relief is available to qualifying companies under the current Scottish Government's Small Business Bonus Scheme. For those unable to take advantage of this relief, the current Uniform Business Rate is £0.462.

Rent/terms

Our client is seeking £11,500pa excl VAT on a full repairing lease incorporating regular rent reviews.

Service Charge

There is a common service charge which is arranged via the current co-proprietors. This allows common charges to be minimised. The charge includes external and common internal repairs, general maintenance, lift maintenance, common lighting, common heating, common window cleaning, general cleaning, management of the building, building insurance etc. Full details of the levels of charge and further information is available via the Sole Letting Agent.

VAT

We understand that there has been an election to waive exemption on VAT and therefore VAT will be payable on all charges including rent.

Energy Performance Certificate

The office has an EPC rating of F. A full copy of the certificate can be made available to interested parties if required.

Legal Costs

Each party to bear their own legal costs in the transaction. The tenant will be responsible for the cost of any Registration Dues or SDLT.

Date of Entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Letting Agent:

Thomson Property Consultants
The Alhambra Suite, 82 Mitchell Street, Glasgow G1 2NA

Tel: 0141 530 5321 / Fax: 07006 037140

Contact: Eric Thomson
Email: eric@thomsonproperty.co.uk
Mob: 07973 942489

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