

TO LET

TOP FLOOR OFFICE PREMISES WITH CAR PARKING

3 LYNEDOCH PLACE
 GLASGOW
 G3 6AB

LOCATION

The subjects are prominently located within the Park area which is an established office location lying to the west of Glasgow city centre.

The area is well served by good public transport facilities. The motorway network is gained within easy access and the city centre is within convenient walking distance.

DESCRIPTION

The property comprises the top floor of a three storey and basement mid terrace town house building. The accommodation is cellular in character and comprise 4 private offices, kitchen and toilet facilities.



FLOOR AREA

From measurements taken on site we estimate that the subjects have a net internal area of approximately 950 sq ft or thereby.

RATING

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

NAV/RV £5,200

LEASE TERMS

The subjects are offered for lease on a new full repairing and insuring basis for a negotiable term including 5 yearly rent reviews.

RENT

Our Clients are seeking rental offers in excess of £10,500 per annum exclusive for the benefit of the leasehold interest in the premises. Car parking is available by separate negotiation.

created: October 2008

updated:

LEGAL FEES

In the usual way the ingoing tenant will be liable for our Clients costs plus stamp duty land tax, outlays and VAT thereon.

ENTRY

On completion of legal formalities.

VIEWING/FURTHER INFORMATION

Strictly by appointment through Freeman Macleod on 0141-353-3502.

info@freemanmacleod.com

IMPORTANT NOTICE

Freeman Macleod for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (1) While all particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants shall not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Freeman Macleod has any authority to make or give any representation or warranty whatever in relation to this property.
- (4) All prices, premiums and rents quoted are exclusive of VAT.
- (5) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of exchange of correspondence with our Clients' solicitors.

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