

## TO LET OFFICE/STUDIO ACCOMMODATION

7 WATER ROW  
 4TH FLOOR  
 GOVAN  
 GLASGOW  
 G51



### LOCATION

The property is prominently situated on the west most side of Water Row only a very short distance from the intersection with Govan Road/Govan Cross.

This well known landmark site lies at the heart of Govan's business centre close to the shopping mall, bus and underground stations.

The exact location is shown on the enclosed OS extract.

The M8 and city centre are gained within convenient driving time.

### DESCRIPTION

The subjects comprise an attractive mainly open plan fourth floor (top) office forming part of an imposing five storey red sandstone period building.

There is a single W.C. facility exclusive to this floor.

### RENT

£5,500 per annum exclusive.

### RATING

We understand that the subjects are entered in the on-line Valuation Roll for rating purposes as:-

RV £3,250

A new tenant may be liable for small business rates relief.

### LEASE TERMS

A new lease is available on standard modern full repairing and insuring terms for a negotiable period incorporating regular rent reviews.

### SERVICE CHARGE

A service charge will be levied to cover the share of common buildings insurance, management fee, fire and intruder alarm maintenance, stair lighting etc.

### LEGAL COSTS

In the usual way the ingoing tenant will be responsible for the Landlords reasonable legal costs together with stamp duty, outlays and VAT thereon.

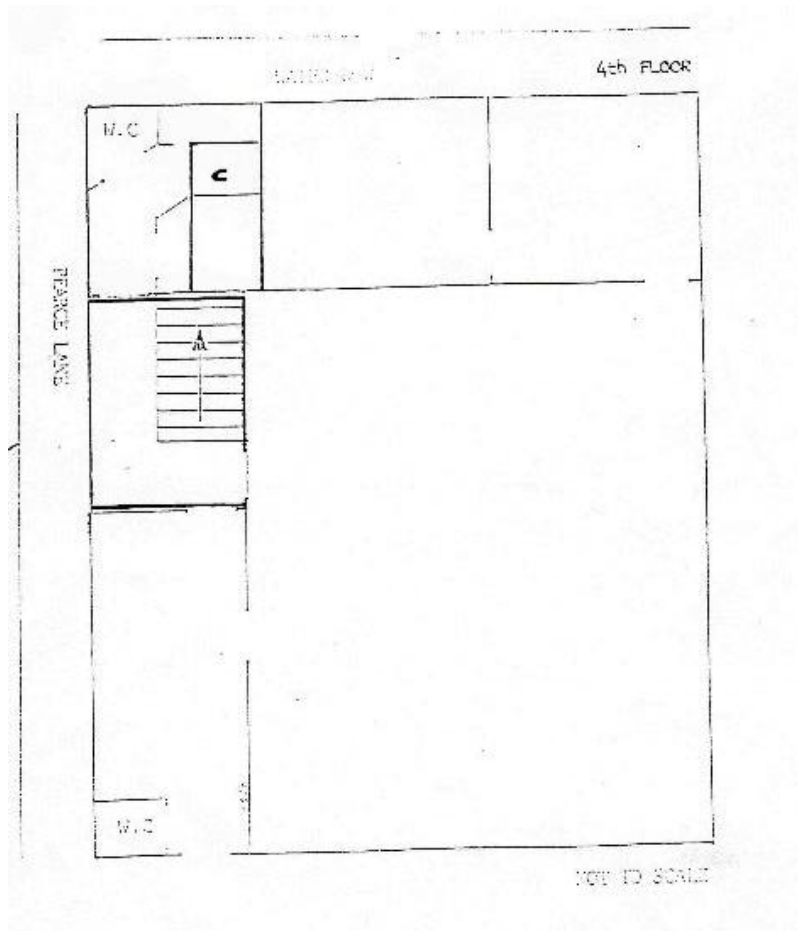
A sketch plan is attached which shows the overall layout and which is provided for general **VIEWING/FURTHER INFORMATION** information only.

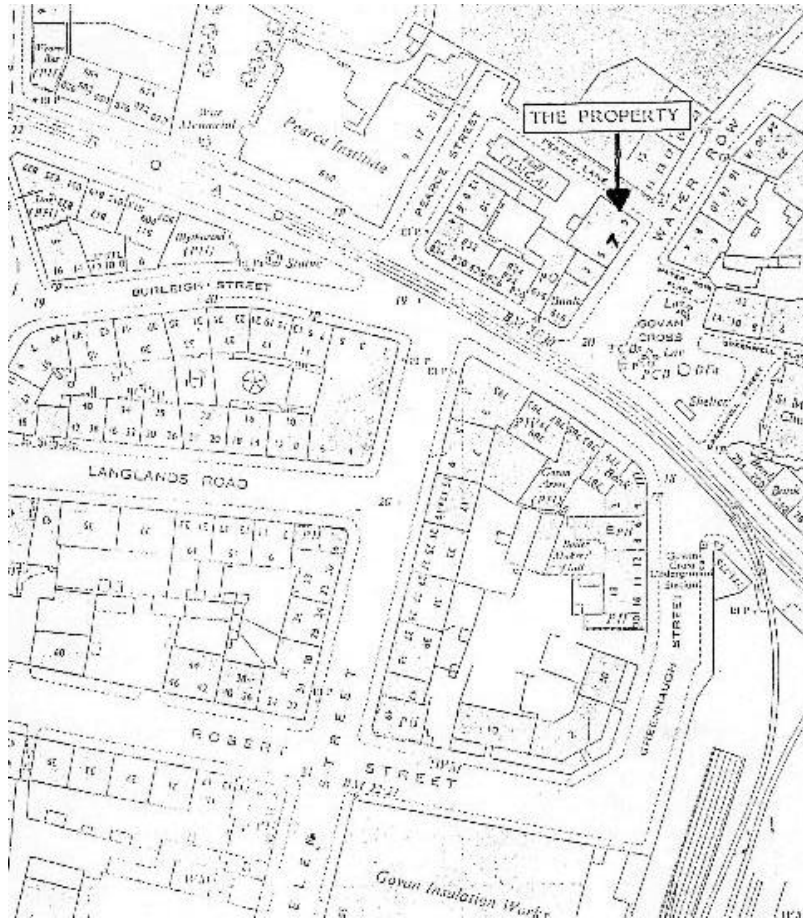
Off street free car parking is available nearby at various locations. Strictly by appointment through the sole letting agents Freeman Macleod on 0141-353-3502.

info@freemanmacleod.com

### FLOOR AREA

We calculate that the net internal floor area extends to some 1458 sq ft (135.50 sq m) approximately.





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#### 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.
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