

FOR SALE
MODERN OFFICE SUITE WITHIN THE HEART OF
GLASGOW'S WEST END
SECOND FLOOR-EAST SUITE

WEST 11, 211 DUMBARTON ROAD
 GLASGOW
 G11 6AA



- || **Contemporary landmark mixed use building**
- || **Close to underground and rail links**
- || **Clydeside Expressway and Byres Road close by**
- || **High specification - DG, Gas CH & raised access flooring**
- || **1 car park space**

LOCATION

This stylish landmark building occupies a prominent corner position on the south side of Dumbarton Road at the intersection with Keith Street in the Patrick area of Glasgow. The subjects therefore lie within the heart of Glasgow's vibrant West End and benefit from proximity to a plethora of shops, cafe/restaurants and licensed premises, particularly along Byres Road which is only a short distance to the east.

The property also benefits from excellent communication links, with Kelvinhall and Partick Underground Stations being on the doorstep, and the main line rail service at Partick Station close by also.

The Clydeside Expressway is located a short distance to the south.

The actual location is indicated on the attached

FLOOR AREA

In accordance with the RICS Code of Measuring Practice (6th edition) we have calculated the net internal floor area to extend to 490 sq ft (45.42 sq m) or thereby.

PRICE

Offers over £85,000 are invited.

VAT

We understand the property is elected for VAT.

VAT will be payable on the selling price at the rate applying at the date of sale.

RATING ASSESSMENT

We understand that the subjects are entered in the current Valuation Roll as: -

Ordnance Survey extract and general location plans.

RV £4,900

DESCRIPTION

Open plan second floor office suite located within the recently built mixed use development by Cruden Homes known as "West 11".

The building is four storeys in height and the office accommodation is located on the second floor and accessed directly from Dumbarton Road.

There is a secure door entry system leading to a foyer which provides passenger lift access to all floors.

The office suite is finished to a high standard with the specification including the undernoted items:-

- ┆ Raised access flooring
- ┆ Gas central heating
- ┆ Double glazing
- ┆ Category 2 lighting
- ┆ Tea preparation area

The suite has a designated private car space to the rear of the building.

An incoming tenant may be eligible for 100% small business relief of property rates.

VIEWING/FURTHER INFORMATION

Strictly through the SOLE SELLING AGENTS:-

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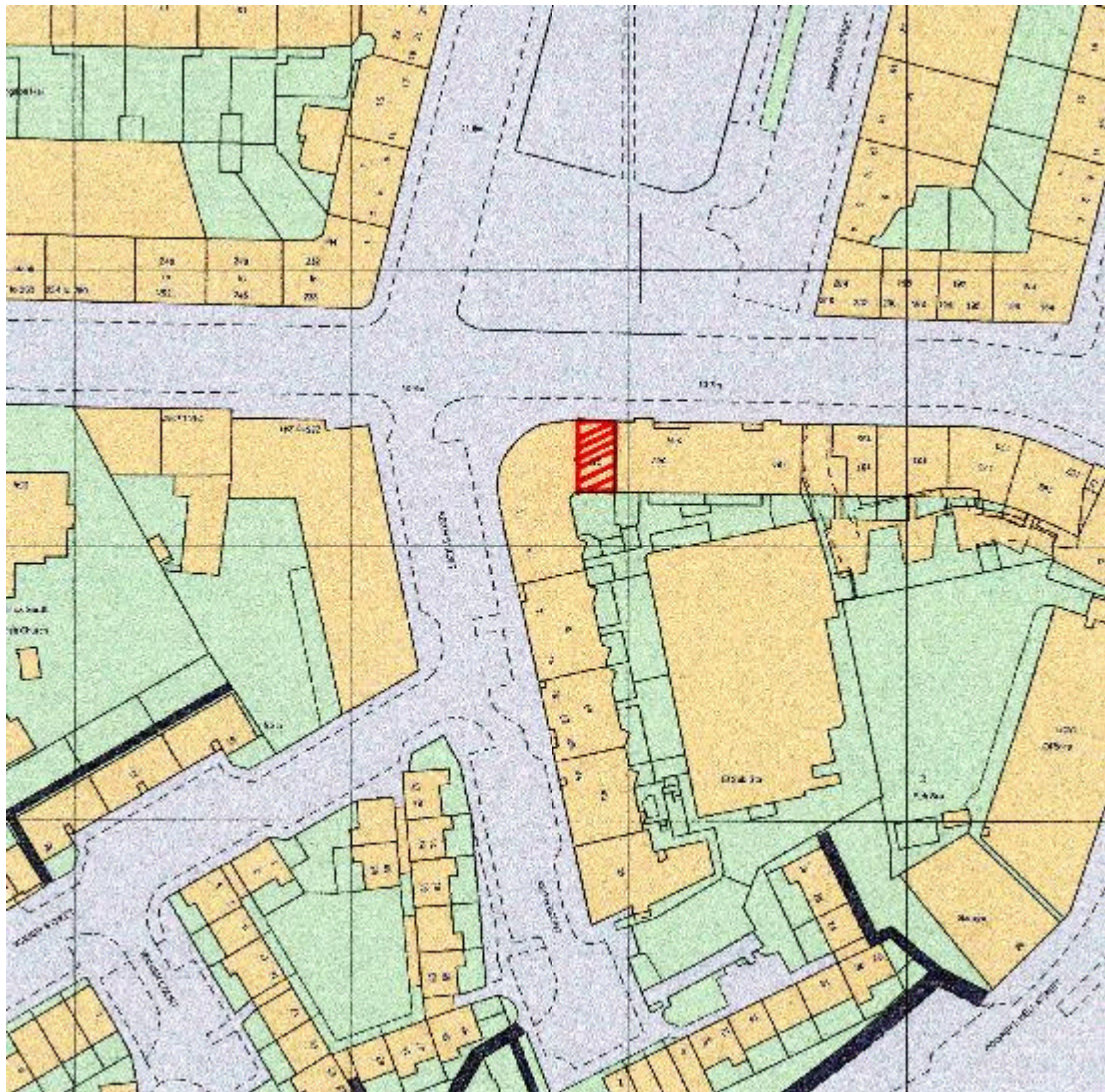
VIDEO LINKS

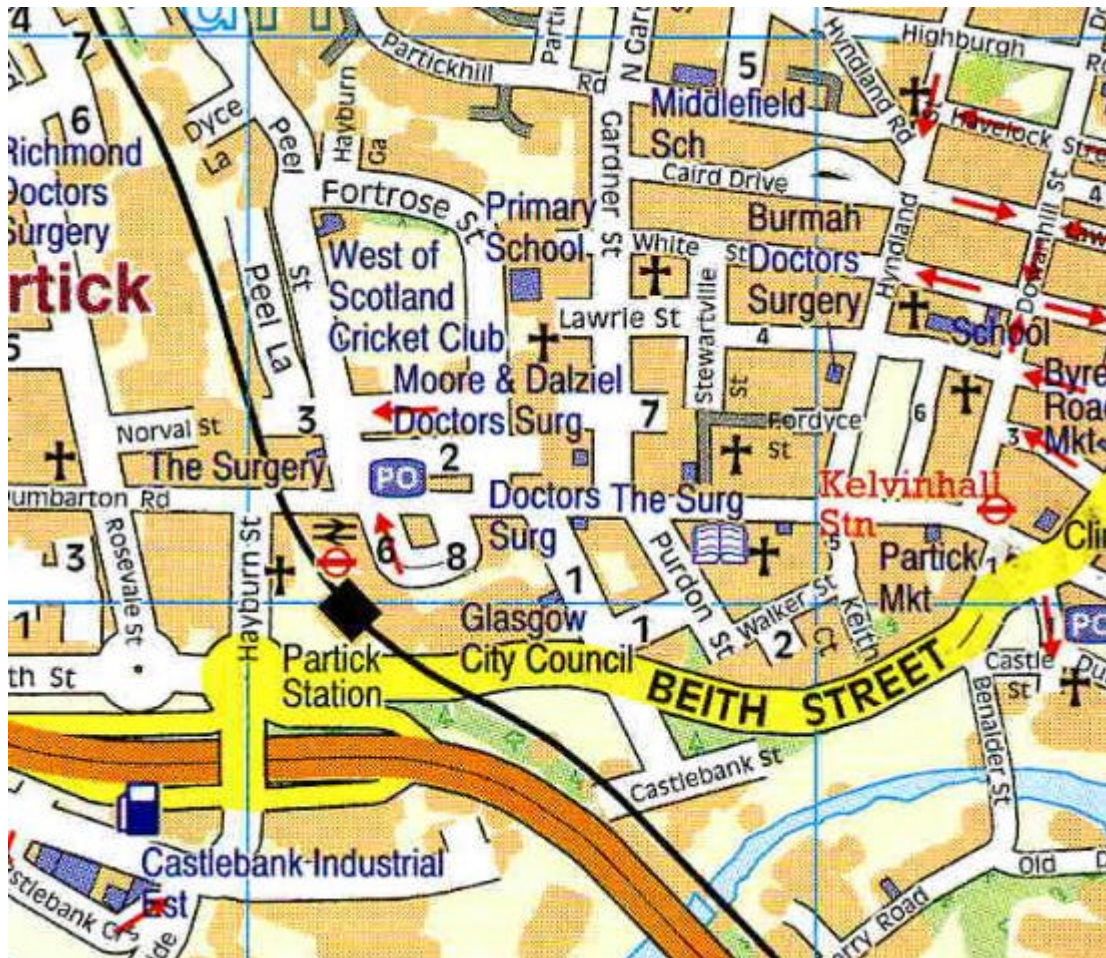
Click on links for video footage of the office and car park.

<http://www.youtube.com/watch?v=4T0S4y9Kjfk>

<http://www.youtube.com/watch?v=gUOAlS51BZY>

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updated:

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