



LapsleyMcManus
Property Consultants

To Let



Cost Effective Office Suites within Superbly Refurbished Building

Maryhill Burgh Halls,
10/24 Gairbraid Avenue
Glasgow G20 8YE

Further information at
www.maryhillburghhalls.org.uk

- Suites from 440 sq ft - 1,640 sq ft
- Superb working environment
- On site nursery, coffee shop and sports centre
- Fully DDA compliant
- Raised access floors
- Part air conditioned
- Meeting facilities
- Courtyard area



Main Entrance Courtyard

Location

The property occupies a prominent corner position at the junction of Maryhill Road with Gairbraid Avenue, approximately 2.5 miles north west of Glasgow city centre. Maryhill Road connects Glasgow city centre and the West End with the affluent suburbs of Bearsden and Milngavie.

The local area has undergone significant regeneration with new residential developments and a new Health Centre and Pharmacy. The Burgh Halls have unrivalled facilities on site including Maryhill Leisure Centre (part of the Glasgow Club), Primrose Childrens Nursery and on site coffee shop and museum.

Occupiers within the building include Maryhill Preservation Trust, Cube Housing, Primrose Nursery, Blair Hill Media, George Buchanan Architects, Revolution Sports Marketing and Bryson and Co. Accountants.

Description

The Category B listed Maryhill Burgh Halls date back to c. 1878 have been comprehensively redeveloped and extended providing a fabulous contrast of traditional and modern architecture.

The building has finished to a high standard incorporating

excellent finishes within both the offices and common areas with the focal point being a marvellous entrance foyer with glass curtain walling, where the coffee shop and museum are located, and benefitting from excellent natural daylight overlooking a courtyard area.

The accommodation varies from smaller office suites capable of accommodation 3-10 members of staff together with a fully fitted recording studio (Suite F6) and a fabulous larger open plan office on the 2nd floor incorporating both period and modern finishes and excellent natural daylight from sky lights within the roof.

Finishes within the offices include:

- Raised access flooring
- Air Conditioning
- Gas Central Heating
- Modern Suspended Ceilings
- Carpet flooring
- Good natural daylight
- DDA compliant with lift access to all floors
- Meeting facilities
- Male, female and disabled toilets on all floors
- Secure door entry system
- 24/7 access



Floor Areas / Rents

Ground Floor

G1+G1A	TBC	£10,000 pa
G2	TBC	£TBC

First Floor

F1 Right	440 sq ft	£8,000 pa
F3	TBC	£TBC
F6 (recording studio)	690 sq ft	£12,500 pa

2nd Floor

S2	1,640 sq ft	£14,000 pa (not all inclusive)
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Each suite excluding Suite S2 is offered on all inclusive terms.
Electricity is not included as each office is separately metered.





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Lease Terms

The office suites are offered on flexible terms to suit the occupier whether than be 12 months or long term leases.

Business Rates

All office suites have rateable values under £15,000 and therefore qualify for 100% rates relief under the small business bonus scheme.

VAT

VAT will be payable on the rent.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. October 2017.

For further information please call today 0141 556 1222