



Modern Office Pavilion

10 Seaward Place, Centurion Business Park, Glasgow G41 1HH

Highlights

- High quality modern offices
- Excellent access to M8 and M74
- 1,267 sq ft - 2,550 sq ft
- Full raised access floors with integrated floor boxes
- Suspended ceilings with modern recessed lighting
- Gas fired central heating
- Kitchen with tea prep areas
- 8 designated car parking spaces
- Rents from £19,650 pa

Location

Centurion Business Park is conveniently located one mile south west of Glasgow City Centre, adjacent to the M8 motorway at the junction of Shields Road and Scotland Street.

The subjects benefit from excellent access to the motorway network; the M8 is accessible via J20 or J21, providing access to Glasgow City Centre (North), Edinburgh (East) and Glasgow International Airport, which is a 10 minute drive west. J1 of the M74 is also closeby.

Shields Road Subway station is a two minute walk East, providing direct access to the city centre and the wider Glasgow area.

The Quay Leisure Complex is closeby and provides a wide variety of entertainment including bars, restaurants, bowling, cinema and casino.

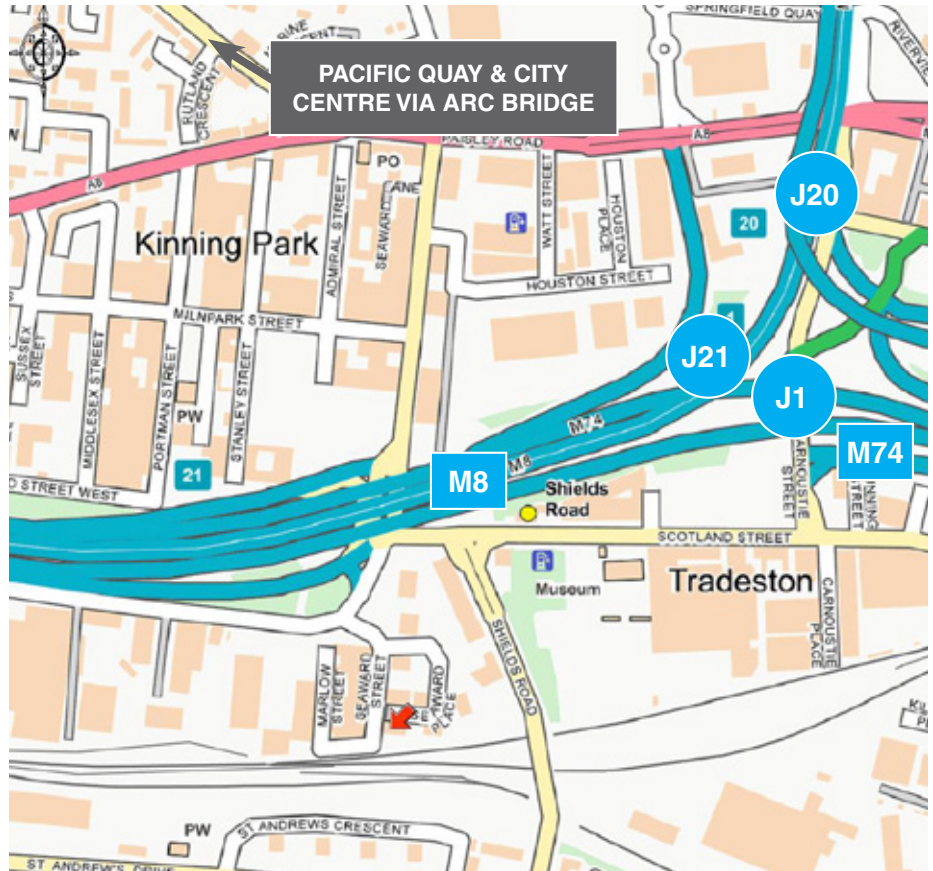


Description

The premises comprise a modern two storey office pavilion set within a two storey modern office pavilion, set within a well maintained landscaped business park. The subjects are accessed from a modern glazed entrance reception. The accommodation comprises a mix of modern open plan and cellular office accommodation, together with a reception, tea prep and male and female toilets.

Specification highlights include:

- Suspended ceiling with recessed lighting
- Raised access flooring with 150mm void
- Carpet floor finish
- Glass partitioning
- Air conditioning
- Gas central heating and double glazing
- Modern tea prep facility
- Existing fit out



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Floor Areas

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a net internal floor area of:

Ground	1,267 sq ft	(117.71 sq m)
First Floor	1,283 sq ft	(119.24 sq m)
TOTAL	2,550 sq ft	(236.95 sq m)

Business Rates

Ground Floor	RV £11,400
First Floor	RV £10,300

As the RV's are under £15,000, if the floors are separately let, an occupier may be able to obtain 100% rates relief under the Small Business Bonus Scheme.

Rent

From £19,650 pa exclusive of VAT

The premises are available to lease as a single floor or both floors on full repairing and insuring terms for a min. 5 year lease.

Energy Performance Certificate

A copy of the EPC will be provided on application.

Viewing

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