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TO LET - No.44 Elliot Street Mews, Finnieston, Glasgow G3 8DZ

Ground Floor Office Suite with Four Dedicated Car Spaces - 1,658 sq ft (154.03 sq m) - Rent £25,000 pax

To Let

Ground Floor Office Suite with Parking

No.44 Elliot Street Mews, Finnieston, Glasgow, G3 8DZ

Location

Finnieston is now the most fashionable part of Glasgow. Sitting approximately 1 mile west of the city centre, the district is now home to a vibrant mix of bars, restaurants, offices and dwellings.

Elliot Street leads off Argyle Street and the Exhibition Centre rail station is less than 5 minutes walk.

For an aerial view of the location, [CLICK HERE](#).

Description

Elliot Street Mews is a small courtyard office development of 25,000 sq ft in total.

No.44 has a main door access from the courtyard and once inside is in a generally open plan in layout with two private meeting rooms.

The suite has its own kitchen and wc facilities and gas fired central heating system. Cat 5 cabling has been installed throughout.

Accommodation

Measured in accordance with IPMS 3, we calculate the suite to extend to the following floor area:

No.44 Ground Floor IPMS 3: 154.03 sq m (1,658 sq ft)

Car Parking

The suite benefits from four dedicated car spaces immediately outside its main door in the secure south facing courtyard.

A covered cycle rack is also available for use by tenants.

Energy Performance Certificate - E (Excellent)



Rating

The suite is entered on the Valuation Roll as follows:

No.44 Offices - NAV/RV £16,200
Car Spaces - NAV/RV £ 2,800

The Poundage for the 2020/21 Year is set at £0.498

Service Charge

The suite is liable for a due share of the maintenance and upkeep of the common parts and car park, recoverable through an annual service charge.

Terms

Our clients offer the suite on the basis of a new full repairing and insuring lease of a minimum 5 years' duration at a rent of £25,000 per annum, inclusive of the parking provision.

Further Information and Viewing

Please contact either of the joint letting agents:

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