

# TO LET

157.40 sq m (1,694 sq ft)

Fully fitted out and furnished

# 44

## SPEIRS WHARF

Port Dundas | Glasgow | G4 9TH



Full fibre IT  
connectivity - 1Gbps



Excellent M8 access  
and public transport  
communications



Attractive characterful  
interior and location



Rent:  
£20,000 per annum



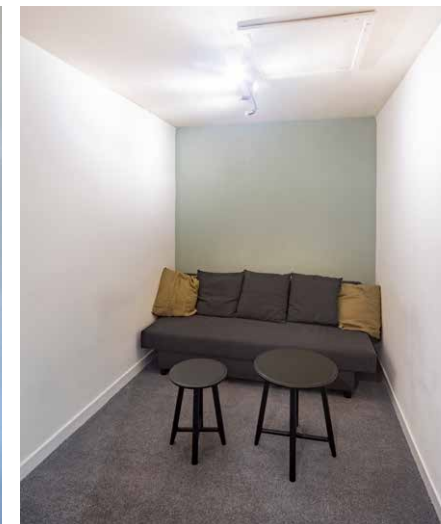
## Description/Accommodation

The offices are self-contained on the ground floor of a seven storey building.

This attractive accommodation has original historic features and is open plan with reception, three private offices/meeting rooms, male and female single toilet facilities/shower room and kitchen.

Private, but non-exclusive, barrier access car parking is available along Speirs Wharf.

**Floor Area:** 157.40 sq m (1,694 sq ft)



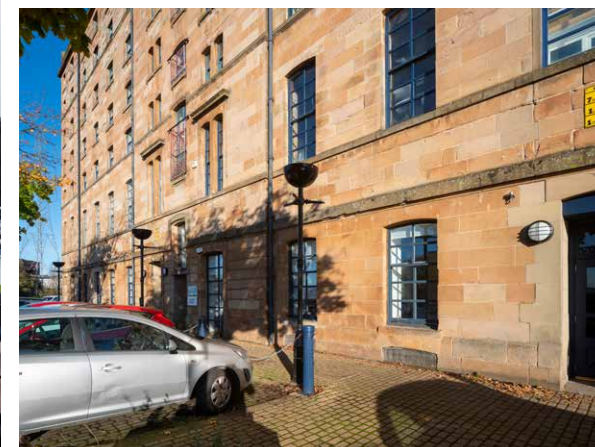
Speirs Wharf is  
Category 'B' listed



Fully fitted out  
and furnished



Private, but non-  
exclusive, car parking  
is available along  
Speirs Wharf.

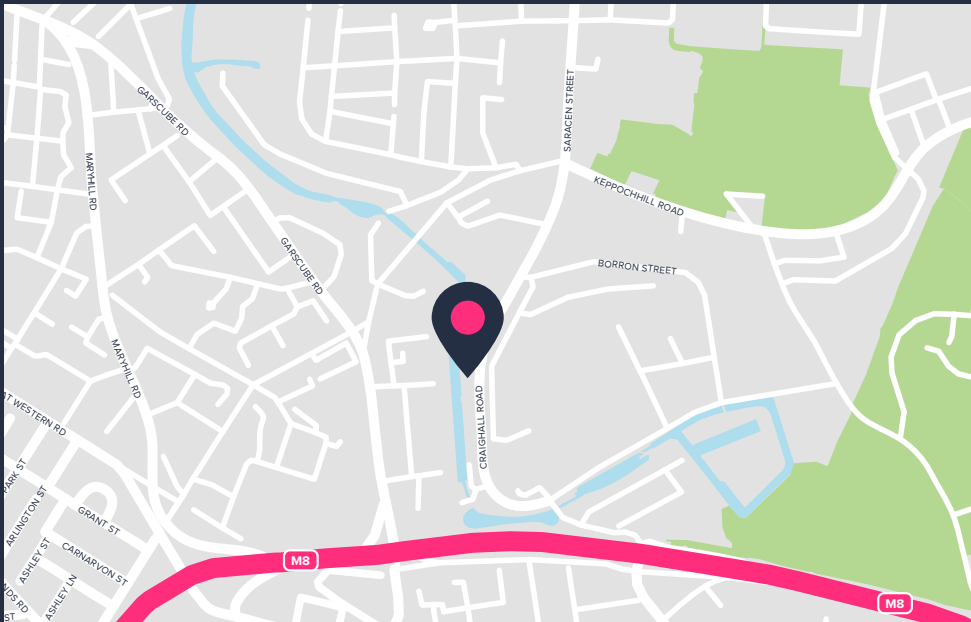


## Location

The property is located in the Port Dundas area of Glasgow, approximately one mile north of the city centre, overlooking the Forth and Clyde Canal. Speirs Wharf is off Craighall Road, which provides easy access to the M8 motorway at Junction 16.

Speirs Wharf is B listed and comprises a mix of residential flats and offices converted from former canal-side warehousing and converted mid 19th century in 1990.

The development is a few minutes walk from Cowcaddens underground and city centre facilities. There is an on-site café.



## Fit Out & Connectivity

The suite provides a range of meeting spaces and desks for quick start up. The IT fibre is by Hyperoptic up to 1 Gbps.

## Rateable Value

The subjects are entered in the current Valuation Roll as follows:

**Rateable Value:** £17,200

## Rent/Lease Terms

Rent of £20,000 per annum on a new lease of flexible length. The rent excludes building common charges. Details on request.

## ENTRY

Early occupation is available.

## EPC

On application.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the in-going tenant being responsible for the payment of LBTT.

## Further Information and Viewing

To discuss the property in more detail or to view please contact:

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