



LapsleyMcManus
Property Consultants

To Let

**SUITES
QUALIFY FOR
100% RATES RELIEF**



Ground Floor Office Within Iconic Building

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

Further information at
www.maryhillburghhalls.org.uk

- 1,140 sq ft (106 sq m)
- Superb working environment
- On site nursery, coffee shop and sports centre
- Fully DDA compliant
- Raised access floors
- Meeting facilities
- Courtyard area
- Suites qualify for 100% Rates Relief



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 Burgh Halls Trust, Cube Housing, Primrose Nursery, Blair Hill Media, George Buchanan Architects, Kare Plus 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 court yard area.

The available office suite is located on the ground floor and benefits from dual access from both within the building and externally from street level (via stairs) and thereby offering both staff and designated customer entrances.

The accommodation is arranged in an open plan format incorporating modular interview rooms, incorporating glass partitions, together with a board room area and a tea prep. The finishes include carpet flooring, a suspended ceiling, LED light fittings and gas central heating. The accommodation is very adaptable to suit an occupiers needs. Finishes within the offices include:

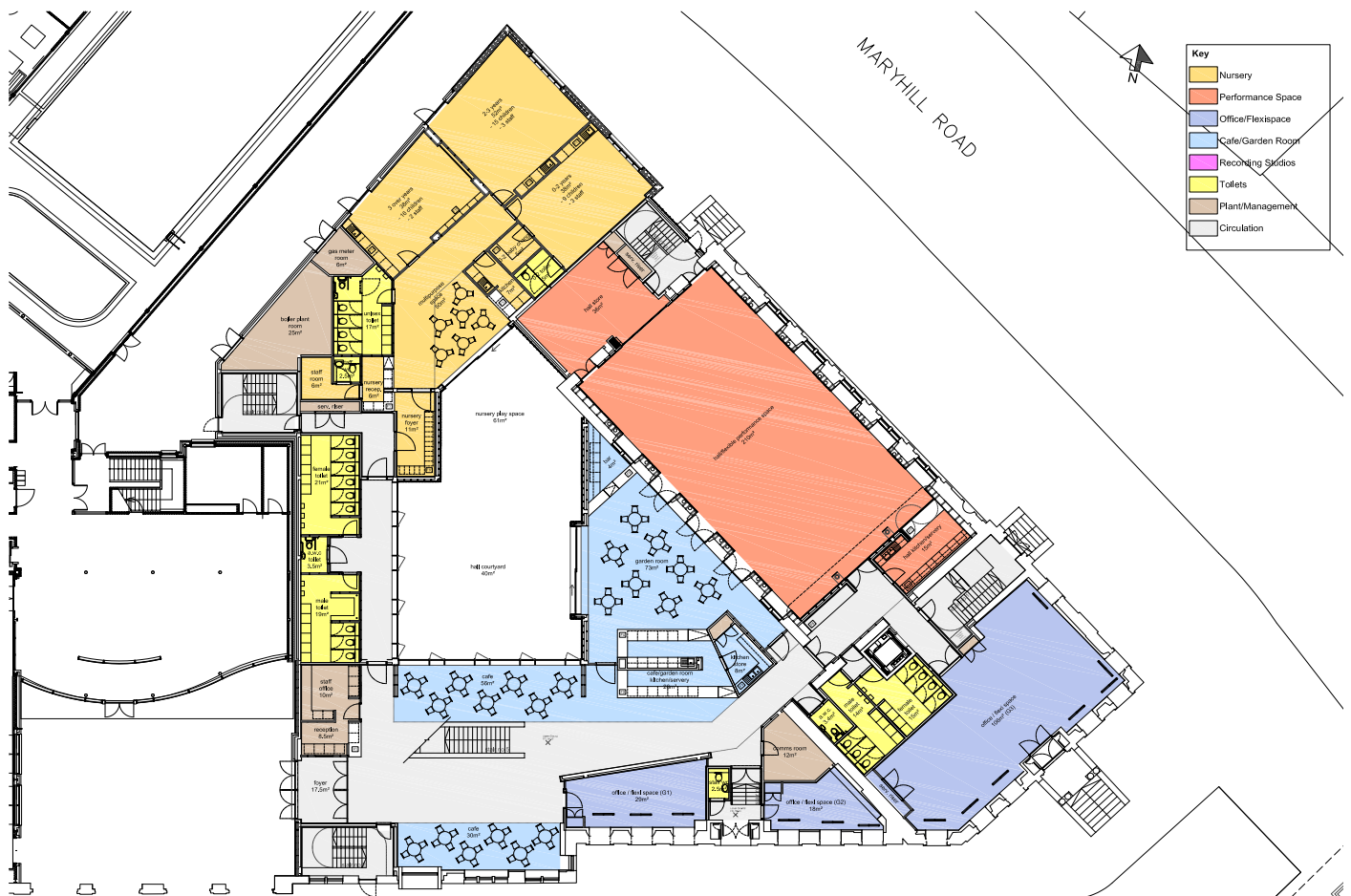
- Raised access flooring
- Gas Central Heating
- Modern Suspended Ceilings
- Carpet flooring
- Good natural daylight
- DDA compliant with lift access to all floors
- Meeting facilities
- Male, female and disabled toilets on all floors
- Secure door entry system
- 24/7 access

Availability

Suite G3	1,140 (160 sq m)
Rent	£13,800 pa + VAT

Service Charge

The tenant shall pay a share of the buildings service charge for the common services. Each suite is separately metered for electricity.





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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

RV £9,400

The Premises qualify for 100% rates relief under the small Business Bonus Scheme, for further information please contact the director of finance at Glasgow City Council.

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. December 2024

For further information please call today 0141 556 1222