



Investment For Sale - Modern Office Pavilion

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

Highlights

- **Well let office investment**
- **Excellent access to M8 and M74**
- **Popular Office / Park location**
- **2,550 sq ft (236.95 sq m)**
- **8 designated car parking spaces**
- **Modern specification**
- **Fully self contained / separately let floors**
- **Passing rent £34,500 pa**
- **Offers over £415,000 exclusive of VAT**

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.

Neighbouring occupiers within the business park include Worley, Graham Construction, FTDI Chip, Richmond Fellowship and Heron Bros.



Description

The property comprises a modern office pavilion over ground and 1st floors set within a well maintained landscaped business park. There are 8 designated car spaces benefiting the subjects.

The subjects are accessed from a modern glazed entrance reception. The ground and 1st floors are separately occupied with the accommodation on each floor comprising a mix of modern open plan and cellular offices / board and meeting rooms formed with glass partitioning together with reception space, tea prep and male and female toilets.

Specification highlights include:

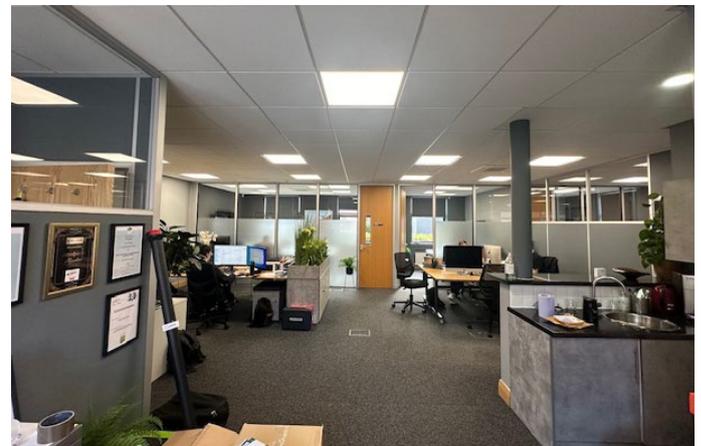
- Suspended ceiling with recessed lighting
- Raised access flooring with 150mm void
- Carpet floor finish
- Gas central heating and double glazing
- Modern tea prep facility
- Part air conditioned (ground floor)

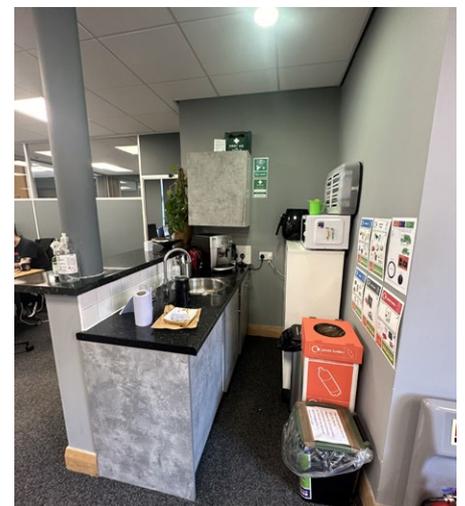
Floor Areas

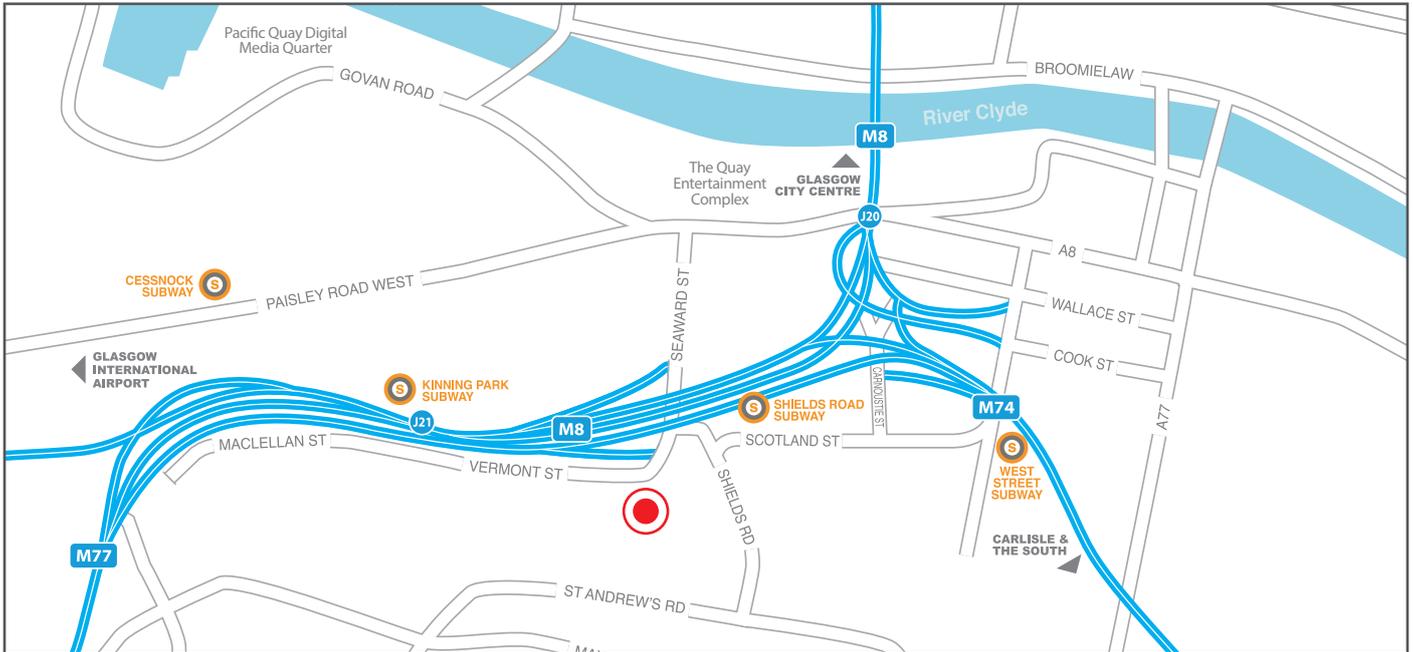
We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a net internal floor area of:

Ground:	1,267 sq ft (117.71 sq m)
1st Floor:	1,283 sq ft (119.24 sq m)
Total:	2,550 sq ft (236.95 sq m)

Parking: 8 car spaces







Tenancy Info

GROUND FLOOR

The ground floor is let to Soap Box Media Digital Ltd on a 10 year lease expiring 21st March 2029 at a rent of £18,000 pa (£14.21 psf). The tenant break option schedule for 22 March 2024 was not exercised.

1ST FLOOR

The 1st floor is let to The Service Directory Ltd on a 5 year lease expiring 31st August 2026 at a rent of £16,500 pa (£12.86 psf).

Business Rates

The premises have the undernoted rateable values:

Ground Floor:	£11,400
1st Floor:	£10,300

Both offices, let separately, qualify for 100% rates relief under the small business bonus scheme.

Sale / Terms

Our client invites offers over £415,000 exclusive of VAT for their Heritable interest, which assuming standard purchaser's costs and prevailing LBTT, reflects a Net Initial Yield of 8% and a capital rate of £162.75 per sq ft.

Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

VAT

The exemption to VAT has been waived, accordingly VAT will be applicable, however it is anticipated that any sale will be treated by way of a Transfer of a Going Concern (TOGC).

Energy Performance Certificate

A copy can be provided upon request.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing

Strictly through the selling agents:

Marc Erunlu
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72 Waterloo Street, Glasgow G2 7DA

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 2024.