



Attractive Office / Studio Space

22 Govan Road, Glasgow G51 1HS

Location

The property occupies a prominent position on the north side of Govan Road, immediately adjacent to Paisley Road Toll at the junction with Paisley Road on the south side of the city. The property is at the forefront of the waterfront developments that extend along the south bank of the River Clyde, residential apartment blocks to the north, and the BBC and STV studio complexes located within Pacific Quay to the west.

The location is highly accessible and has good connectivity to the M8 at Junction 21 and the M74 at Junction 1, as well as to the City Centre via the A77 or the Clyde Arc Bridge and Finnieston.

Local amenities can be found closeby, the renowned La Fiorentina Restaurant is a stones throw while many options can be found at the nearby Springfield Quay Entertainment Complex a short distance to the east.

Description

The property comprises a self contained office suite with main door access, which forms part of a highly specified purpose built medical centre. The suite forms the eastmost wing of the development, adjacent to the main car park, access to which is secured by electric gates at the entrance from Govan Road. There are 4 car spaces allocated to the premises. Large glazed window units providing natural lighting and French doors provide access to the outside space at the rear. The accommodation comprises two office suites, one with a curved wall feature, boardroom, kitchen and toilet/shower facilities.

The premises are well presented with features including:

- Fully accessible in terms of the Equality Act
- Gas central heating
- Comfort cooling
- Raised access floor (larger room)
- Carpet flooring
- Fully equipped boardroom
- Modern fitted kitchen
- 4 designated car spaces





Floor Area

709 sq ft (65.89 sq m)

Rent / Terms

£13,000 per annum exclusive of VAT.

The premises are offered on full repairing and insuring terms for a period to be agreed.

Business Rates

The rateable value has been split, the entries are £4,200 and £3,000.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

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

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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. November 2022.

For further information please call today 0141 556 1222