

TO LET

UNIQUE BUSINESS CENTRE OFFICE ACCOMMODATION

 LapsleyMcManus
Property Consultants
0141 556 1222



WELLPARK & KIRKHAVEN BUSINESS CENTRE

120 SYDNEY STREET
GLASGOW G3 1JF





A NEW BEGINNING

Wellpark and Kirkhaven Enterprise Centre comprises the former B Listed Wellpark School interconnected with the iconic A listed Kirkhaven Church which was comprehensively redeveloped in 2003 by Glasgow Building Preservation Trust to create a modern multi-occupancy office building at a cost of £3.2m.



PHOTOGRAPH BY ERIC THORBURN



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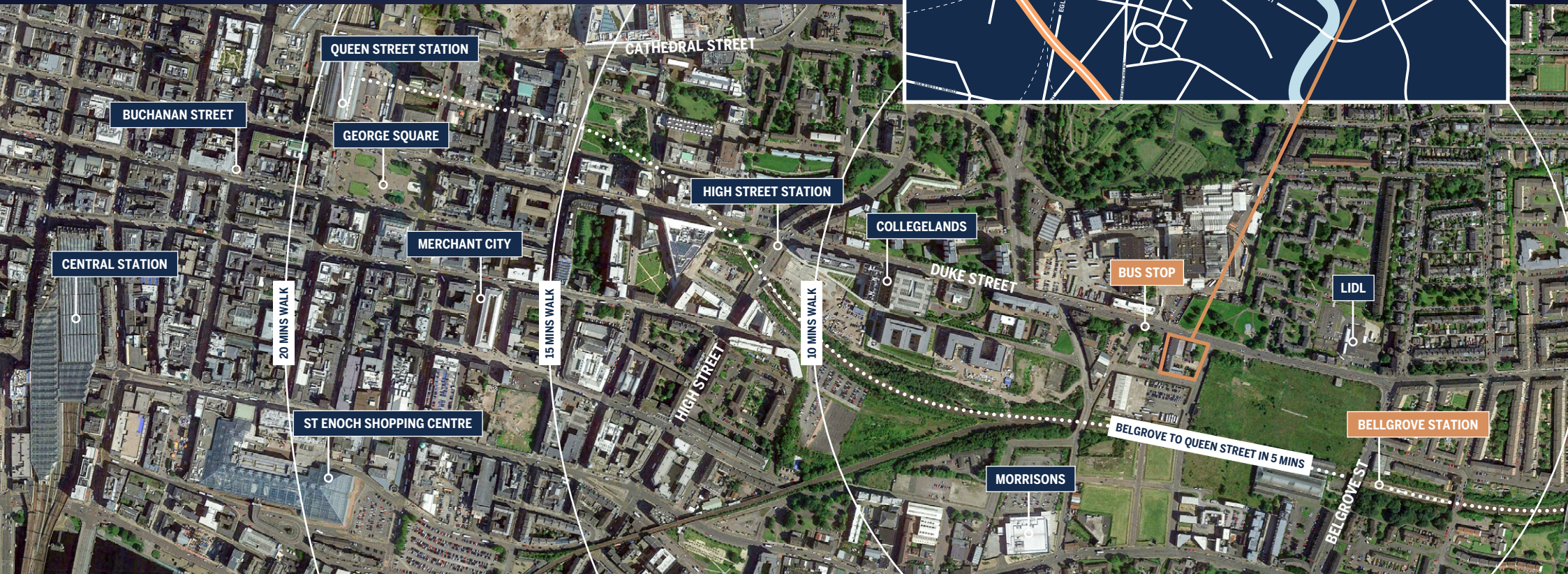
LOCATION

Overlooking Duke Street to the north and Wellpark Street to the south, the premises are located around 0.5 miles east of Glasgow City Centre.

Directly opposite is the Wellpark Brewery and the Drygate Brewery Bar and Restaurant. Collegelands, a significant development at the junction of High Street and Duke Street, comprising 102,000 sq ft of offices together with a 1,220 space multi-storey car park is located a short distance to the west.

The subjects are located close to J15 of the M8 motorway. J1 of the M74 is also a short drive away to the south. Glasgow International Airport lies 10 miles to the west. Bellgrove train station is located within close walking distance and regular bus services to the Greater Glasgow area operate on Duke Street.

There are 23 secure on-site car spaces, including two disabled spaces. The vendor also leases a car park immediately to the east of the subjects for overspill parking and there is also Pay & Display on-street parking locally.





WELLPARK + KIRKHAVEN

DESCRIPTION

The A listed Kirkhaven Church is an imposing property over two floors with a mezzanine being constructed internally. The northern elevation to Duke Street contains fantastic ornate stonework in the style of a temple with a pair of giant Corinthian columns, together with a large central doorway. The roof over the property is pitched and slate covered.

Kirkhaven is connected to the adjoining Wellpark building via a steel-framed extension with glazed curtain walling under a mono pitched and steel-framed glazed roof. The redevelopment includes the use of glazed curtain walling to connect the buildings.

The on-site courtyard parking is accessed via a secure steel gate. Within the grounds, there is the outdoor play area for the on-site nursery and an area of landscaped ground at the corner of Duke Street and Melbourne Street (north east elevation).



ACCOMMODATION

The principle access for the subjects is from the business centre at 120 Sydney Street to a reception area with the stairs to the upper floors and a lift operating to all floors. The reception area and staircases have a contemporary design incorporating exposed stonework and glass. There is potential to create a self contained entrance should an occupier wish to take all of the office accommodation and thereby create a fully self contained office.

Internally, the premises have been converted to create high quality office accommodation. The accommodation is arranged around a central atrium where there are break out facilities within the open plan ground floor open area. In addition to the high quality finishes, Kirkhaven contains an award winning ornate ceiling with incredible design. Toilet accommodation is located on both ground and first floors, together with a kitchen.

Kitchen / tea prep facilities and male and female toilets are provided on the ground and 1st floors. Lighting is a mix of recessed downlight fittings, fluorescent strip lights and wall mounted uplighters. Good natural daylight is provided from large sash casement windows. Heating is from a mix of electric heating and a gas fired central heating system to wall mounted radiators.

FLOOR AREAS

Ground Floor Offices:	3,375 sq ft	(313.65 sq m)
1st Floor Offices:	2,937 sq ft	(272.96 sq m)
Mezzanine Offices:	981 sq ft	(91.97 sq m)
	7,293 sq ft	(678.58 sq m)

RENT / TERMS

Rent upon application. The premises are available by way of a new full repairing and insuring lease. Our client may consider letting the ground floor and 1st plus mezzanine floors separately.

BUSINESS RATES

RV:	£53,200
UBR:	£0.516/£1 (2019/20)
Payable:	£27,450

SERVICE CHARGE

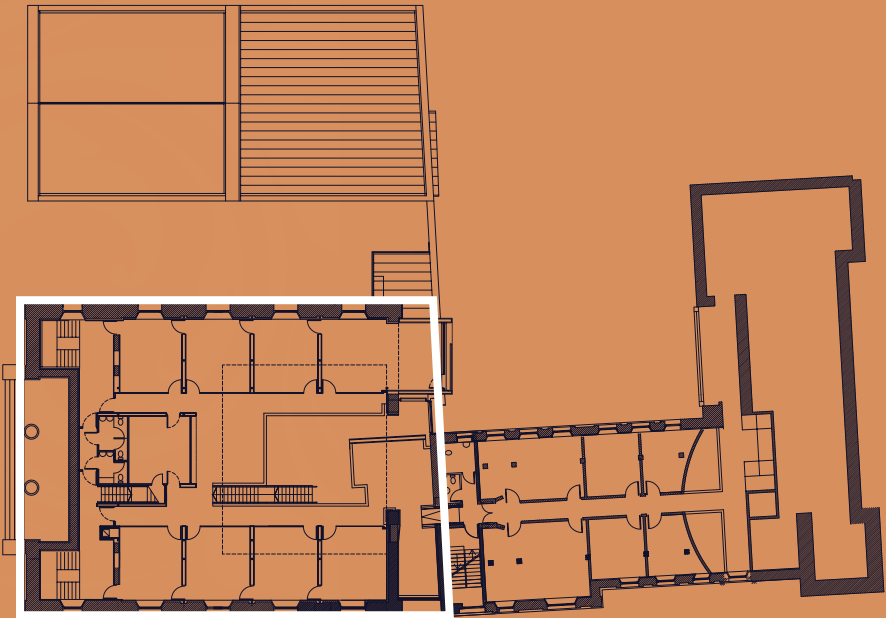
The tenant shall pay an equitable share of the service charge for the building.

FLOOR PLANS

GROUND FLOOR PLAN



FIRST FLOOR PLAN





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VIEWING

Strictly by appointment through the sole agents.

 **LapsleyMcManus**
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ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

We understand that VAT will be chargeable on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser being responsible for also for LBTT and registration dues.

