



100%  
RATES RELIEF



## Modern Ground Floor Office

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

### Highlights

- High quality modern offices
- 1,267 sq ft (117.75 sq m)
- £19,650 pa
- 100% Rates Relief
- Excellent access to M8 and M74
- Flexible existing fit out
- Central Heating and air conditioning
- Raised access floor
- Kitchen with tea prep area
- 4 designated car spaces

### 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.

The Quay Leisure Complex is closeby and provides a wide variety of entertainment including bars, restaurants, bowling, cinema and casino.



## Description

The premises comprise a modern two storey office pavilion set within a two storey modern office pavilion, set within a well maintained landscaped business park. The subjects are accessed from a modern glazed entrance reception. The accommodation comprises a mix of modern open plan and cellular office accommodation, together with a reception, tea prep and male and female toilets.

Specification highlights include:

- Suspended ceiling with recessed lighting
- Raised access flooring with 150mm void
- Carpet floor finish
- Glass partitioning
- Air conditioning
- Gas central heating and double glazing
- Modern tea prep facility
- Existing fit out



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## Floor Area

Ground 1,267 sq ft (117.71 sq m)

## Rent

From £19,650 pa exclusive of VAT. The premises are available to lease on full repairing and insuring terms for a min. 5 year lease

## Business Rates

RV £11,400

As the RV's are under £15,000, if the floors are separately let, an occupier may be able to obtain 100% rates relief under the Small Business Bonus Scheme.

## VAT

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

## Energy Performance Certificate

A copy of the EPC will be provided on application.

## Viewing

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