



QUALITY FIRST FLOOR OFFICE SUITE TO LET/FOR SALE (due to expansion)

First floor, 6 Springhill Parkway, Glasgow Business Park, G69 6GA

- Immediately adjacent Junction 9, M8 and local access to M73, M74
- 234 sq m/2518 sq ft modern accommodation with private offices and meeting/boardroom partitioned off
- Kitchen/break out area, male and female toilets
- Double glazing
- Gas central heating
- 9 dedicated parking spaces

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

LOCATION:

Springhill Parkway is within Glasgow Business Park, approximately 6 miles to the east of Glasgow city centre. The park is adjacent Junction 9, M8 and there is local access to the M73 and M74 for the national motorway network at the nearby Baillieston interchange. Easterhouse Railway station is also a short distance from the property.

DESCRIPTION:

Enjoying direct frontage to the M8 motorway, the entire first floor of a detached, 2 storey office pavilion. Communal entrance with disabled toilet off and stairs to first floor landing with male and female toilets and direct access to the suite.

Benefitting from gas central heating and double glazing, the office has been significantly upgraded since 2019 and provides a generous open plan work area with 2 private offices and boardroom/meeting room partitioned off plus a kitchen/break out area.

9 dedicated parking spaces are provided.

AREA:

234 sq m/2518 sq ft or thereby net internal area.

RATEABLE VALUE: £21,250

ENERGY RATING: D



RENT, LEASE DETAILS, PRICE ETC:

OFFERS OVER £25,000 per annum RENTAL (exclusive of VAT, service charge and local rates) on the basis of a new, standard, commercial full repairing and insuring lease for a negotiable duration.

Our clients will also consider a sale of the property at **OFFERS OVER £225,000** excluding VAT.

In the first instance all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment through ourselves or our joint agent Claire Hutton of DM Hall –

M: 07876 541654; Claire.Hutton@dmhall.co.uk

REF: O309 April 2021

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