

TO LET PROMINENT MODERN SELF CONTAINED OFFICE WITH PARKING



**5,386 SQ FT WITH CAR PARKING
TO BE REFURBISHED**

**590 NITSHILL ROAD
GLASGOW • G53 7RZ**

- Modern open plan offices
- Excellent access to nearby M77 from Junction 3
- Parking for 30 cars

Cargill

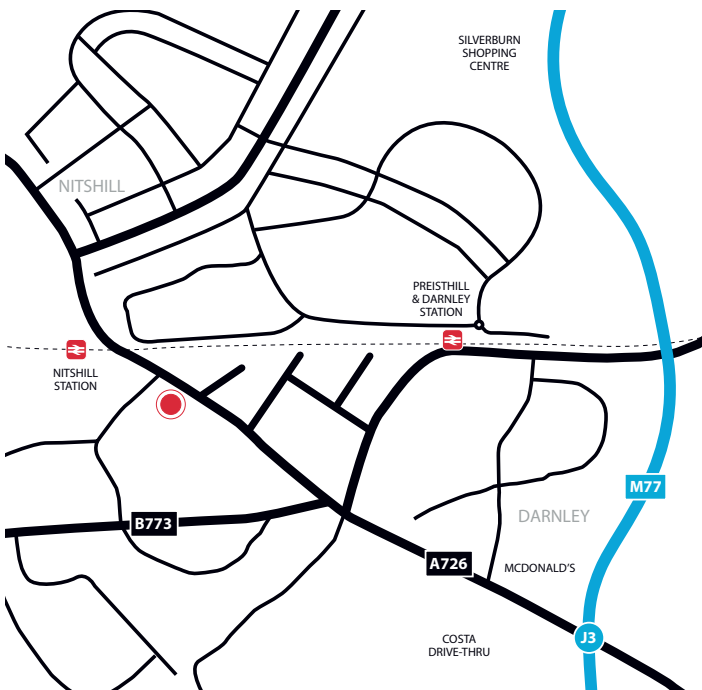
PROPERTY CONSULTANTS
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590 Nitshill Road Glasgow G53 7RZ

LOCATION

The property is prominently located on Nitshill Road in Darnley, approximately 7 miles south west of Glasgow city centre close to Junction 3 of the M77 motorway. Nitshill Road is an important arterial route linking Paisley and the south of Glasgow.

The surrounding area has a mix of retail and leisure uses including a new Lidl store, B&M Bargains, J&W Carpets and Matalan. A large retail complex including Sainsbury's and McDonald's is situated 1 mile to the east. A large residential catchment is located adjacent.



DESCRIPTION

The property comprises a modern single storey brick office building with adjacent car parking for 30 cars. Internally the accommodation provides modern open plan offices which will be refurbished.

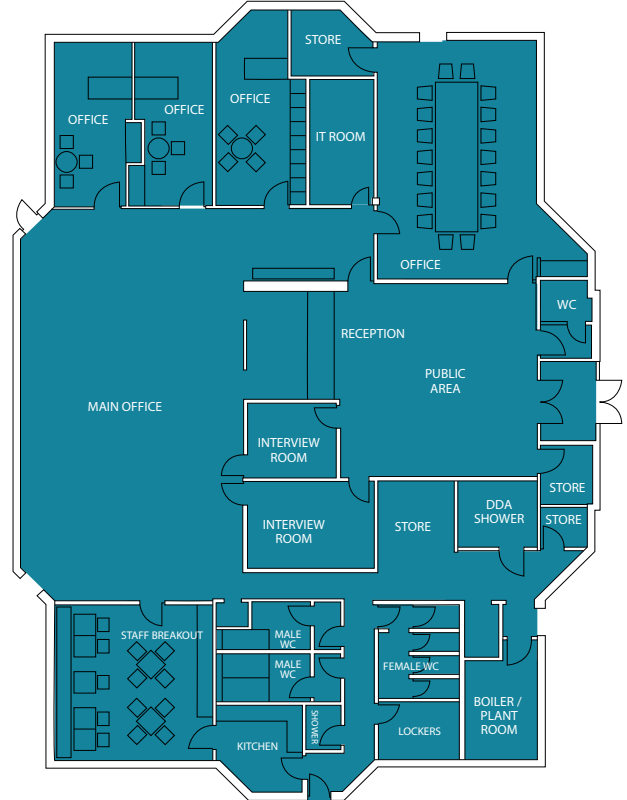
The specification includes raised access floors with carpet tile finish, plaster and painted walls, suspended ceilings with integral modern lighting. Heating is by way of a gas fired central heating system and some comfort cooling units. Private toilet and kitchen accommodation are provided.

The building provides disabled access.

FLOOR AREA

The property has a net lettable area of 5,386 sq ft (500.37 sq m) approximately.

FLOOR PLAN



CAR PARKING

Dedicated secure car park for up to 30 cars.

LEASE TERMS

The property is available on new full repairing and insuring for a term to be agreed.

RATEABLE VALUE

The property is presently entered in the Valuation Roll with a Rateable Value of £53,000 with a rates payable estimate of £26,076 per annum approximately.

VAT

All terms are quoted exclusive of Vat.

VIEWING AND FURTHER INFORMATION

For further information contact:



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