



**ALLIED  
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## TO LET

252 Keppochhill Road, Glasgow G21 1HG

- ✓ Modern Office Space with Feature Staircase
- ✓ Excellent Car Parking
- ✓ Good Public Transport Links
- ✓ NIA: 240.43 sq m (2,588 sq ft) / 505.62 sq m (5,443 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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## LOCATION

The property is situated on the west side of Keppochhill Road at its junction with Carlisle Street within the Cowlares district of Glasgow. This is a mixed residential and commercial area to the north of the city centre and within 2 miles of the national motorway network. Excellent public transport links connect Cowlares with the city centre and local amenities are within walking distance.

## DESCRIPTION

The property comprises a self-contained office situated over two floors within a four storey residential flat development extending into a two storey rear adjunct. A dedicated car park for approximately 15 vehicles lies to the rear of the property. The office is also available on a floor by floor basis.

## ACCOMMODATION

The accommodation provides a mix of bright open plan and cellular office space with supporting staff welfare space providing a good balance of accommodation to suit most business needs over two levels. The floors are connected by a feature stairwell and by a lift.

## FLOOR AREA

We calculate the net internal floor area of the property as follows:

Ground Floor:	265.19 sq m (2,855 sq ft)
First Floor:	240.43 sq m (2,588 sq ft)
TOTAL:	505.62 sq m (5,443 sq ft)

The office is available on a floor by floor basis.

## SERVICES

Space heating and hot water are generated by a gas central heating system.

## RENT

On application.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £47,000 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

## ENERGY PERFORMANCE CERTIFICATE

The EPC Rating is E.

## OFFERS

In the normal Scottish form addressed to this office.

## ACQUISITION COSTS

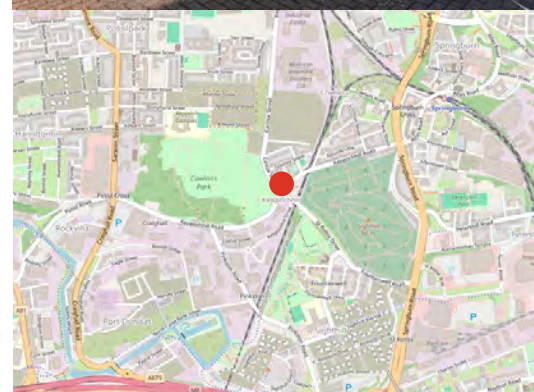
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

## DATE OF ENTRY

To be mutually agreed.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

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