



3/1 WEST 11 211 DUMBARTON ROAD, PARTICK, GLASGOW, G11 6AA

To let / may sell – 3rd Floor Office Suite
46.45 sq m (500 sq ft)

Well presented modern office suite located within the heart of Glasgow's West End

- 2 minute walk from Kelvinhall Underground Station and Partick Railway Station
- Ideally located for all West End eating / drinking / shopping amenities
- Modern specification
- Single secure off-street parking space



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Location

The subjects occupy a prominent corner position on the south side of Dumbarton Road immediately at its junction with Keith Street within the Partick area of Glasgow's West End. Immediate access to the West End's eating/drinking/shopping amenities are provided on Dumbarton Road itself together with Byres Road and Hyndland Street.

The subjects are highly accessible by public transport with Kelvinhall Underground Station and Partick Railway /Underground Station located within walking distance east and west. Numerous bus services operate along Dumbarton Road itself and the Clydeside Expressway (A814) is located immediately south in turn providing access to the M8, M77 motorways and the Clyde Tunnel.

Description

The subjects comprise a third-floor office suite forming part of a larger four storey mixed use development known as "West 11" completed by Cruden Homes in 2008.

A secure door entry system gives access to the building where a passenger lift and staircase provide access to the upper floors.

Internally the subjects provide open-plan accommodation with a modern specification including;

- Raised access floors
- CAT 2 Lighting
- Gas central heating
- Kitchen area with sink, fridge and wall units
- Double glazed window units
- Paris balcony overlooking Mansfield Park

Communal male, female and ambulant WC facilities are found on each landing. A secure parking space is provided via electrically operated gates off Dumbarton Road.



Schedule of accommodation

	sq m	sq ft
NIA	46.45	500

Business Rates

The subjects are entered in the current Valuation Roll with a Rateable Value of £4,900.

Subject to fulfilling the set criteria some occupiers may qualify for 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request.

VAT

The subjects are elected for VAT.

Asking Terms

The subjects are available on FRI terms at a rent of £8,500 per annum.

Alternatively our client may consider disposing of their heritable interest in the subjects with quoting information available upon request.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

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