






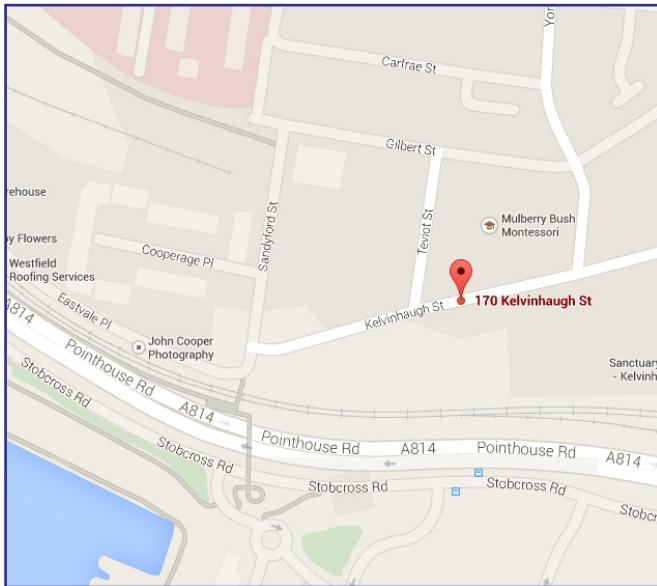
Offices

For sale / may let



-  Popular west end location
-  Rare office purchase opportunity
-  Dedicated ground floor main door entrance
-  Net internal area 113.84 sq m (1,225 sq ft)
-  Offers over £125,000 / rent upon application

170 Kelvinhaugh Street, Yorkhill, Glasgow



Location

Glasgow is the principal commercial city serving the central belt and west coast of Scotland. The city has excellent roads links with the M8 dissecting the City providing access to the whole of central Scotland motorway network and links with the M74, the main route south, approximately 6 miles to the east of the city. The city also has two main line railway stations and Glasgow airport is situated approximately 8 miles to the south-west of the city centre.

The subjects are located in Glasgow's popular and affluent West End in the Yorkhill area of the city. The area consists of a mixture of residential and commercial uses with retail, leisure and office accommodation a short distance to the north east on Argyle Street. The property is located on the northern side of Kelvinhaugh Street at its junction with Teviot Street.

Description / floor areas

The property consists of a ground floor office / potential retail unit within an eight storey flatted development completed in 2008. Internally, the property is currently utilised as offices with demountable partitions separating the accommodation to create a large open plan office, with a separate boardroom, staff kitchen, male and female toilets.

The flooring is a mixture of laminate and vinyl floor coverings with painted plasterboard walling and painted plasterboard ceilings and recessed feature spot lighting. Heating is provided via wall mounted radiators.

Floor areas

We calculate that the net internal floor of the subjects is approximately as follows;

Ground floor	113.84 sq m	(1,225 sq ft)
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Price/Rental

Offers **over £125,000** are invited for the benefit of our client's heritable interest in the subjects. Alternatively, our clients may consider leasing the subjects, based on a full repairing and insuring lease of negotiable length, rent upon application.

Rateable value

£10,400 NAV / RV

EPC

Awaiting EPC

VAT and legal costs

Prices are quoted exclusive of VAT (if applicable) . Each party to pay their own legal costs in connection with the transaction with the purchaser being responsible for any registration dues and stamp duty.

Viewing and further information

Name: Paul Hamilton
Telephone: 0141 222 2777
Email: [enquiries@hamiltoncharteredsurveyors.com](mailto:enquiries@hamiltoncharteredurveyors.com)

Name: Andrew Kennedy
Telephone: 0141 248 7773
Email: andrew@kennedyandco.com

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