

MODERN OFFICES - TO LET



ALLISON & LIGHTBODY
CHARTERED SURVEYORS



Access to Offices

126 DRYMEN ROAD, BEARSDEN G61 3RB

- Self-contained offices: **116.62 sq m (1,225 sq ft)**
- Attractive second floor office suite
- Superb commercial location
- Convenient for all town centre amenities
- Excellent public car parking nearby
- Offers in excess of **£19,000** per annum

Tel: 0141 229 6020

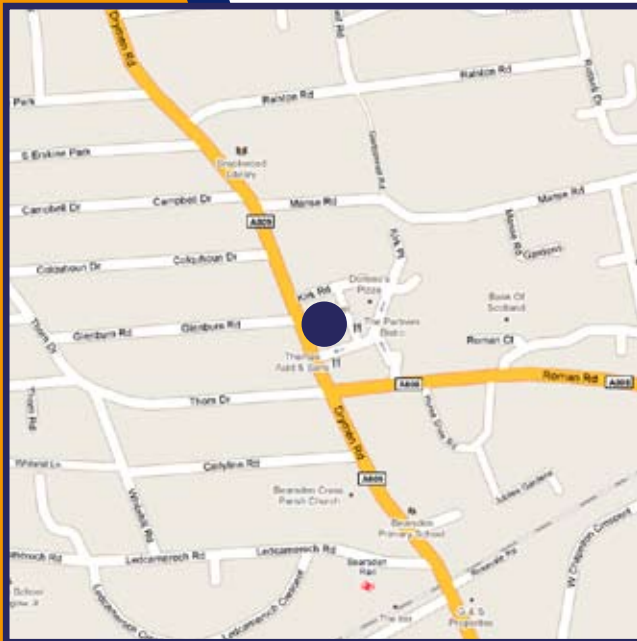
Atlantic House, 45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Fax: 0141 229 6025 Web: www.alsurveyors.co.uk

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LOCATION

The subjects occupy a convenient location at Bearsden Cross on the east side of Drymen Road (A809) between its junction with Kirk Road and New Kirk Road in the heart of Bearsden Town Centre.

Bearsden is an affluent suburb of Glasgow, some six miles to the north of the City Centre and Drymen Road/Bearsden Cross represents the main commercial/retail heart of the town. The area benefits from numerous attractive neighbourhood and niche retail units, restaurants, banks and licensed premises, including **Marks & Spencer Simply Food, 55 BC, The Partners Bistro, Massimo's, Ashoka, Aulds the Bakers, Rosie & Grant's Café/Deli, RS McColl and Lloyds TSB** amongst others.

The plan opposite illustrates the approximate location of the subjects, for information purposes only.

DESCRIPTION/ACCOMMODATION

The subjects comprise a modern self-contained office, occupying the second floor of a facing brick clad frame building, which forms the extension to the traditional terraced offices fronting Drymen Road.

The suite is accessed from Drymen Road by means of an attractive communal hallway, providing access to the accommodation which provides essentially open plan office space, with three partners' offices, a meeting room, kitchen and separate male and female toilet facilities.

The property has just been comprehensively redecorated – with new carpeting and suspended acoustic tile ceiling which incorporates fluorescent tube fittings.

Space heating is provided by means of a gas fired central heating system – incorporating wall mounted radiators.

From measurements taken on-site and in accordance with the RICS Code of Measuring Practice (Sixth Edition), we calculate the subjects extend as follows:

Net Internal Area: **116.62 sq m (1,225 sq ft)**

On-street/public car parking is available immediately adjacent to the property and there are three large public car parks located nearby.

RATING ASSESSMENT

The proposed Rateable Value from 1 April 2010 will be **£13,400**.

RENTAL/LEASE TERMS

We have been instructed by our clients to seek rental offers over **£19,000** per annum for the benefit of a lease of negotiable duration, incorporating regular upwards only rent reviews.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

We would expect the ingoing tenant to be responsible for our client's reasonably incurred legal fees relative to the transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

Sandy Lightbody

Allison & Lightbody Chartered Surveyors
45 Hope Street, Glasgow, G2 6AE

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