

**TO LET - ATTRACTIVE THIRD FLOOR OFFICE**



**ALLISON • LIGHTBODY • WADDELL**  
CHARTERED SURVEYORS



**64 DARNLEY STREET, GLASGOW G4I 2SE**

- Open plan office: **143.53 sq m (1,545 sq ft)**
- Private car parking available
- Flexible lease terms available
- Popular commercial location
- Offers in excess of **£8,000** per annum

**Tel: 0141 229 6020**

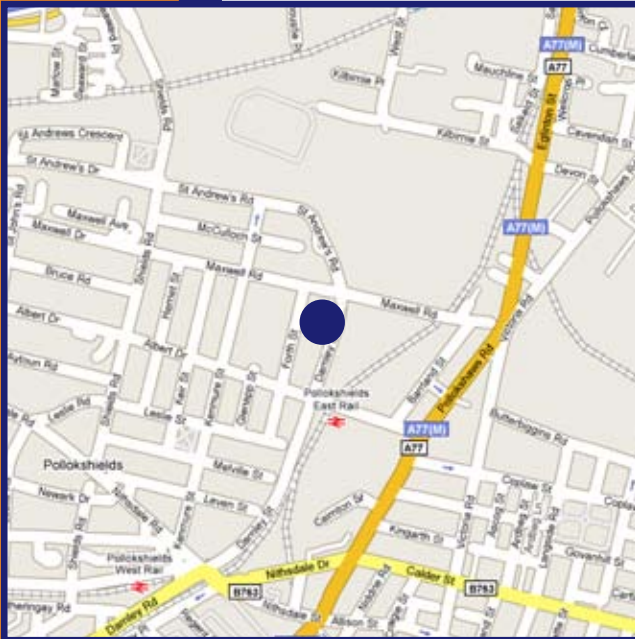
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# TO LET - ATTRACTIVE THIRD FLOOR OFFICE



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## LOCATION

The subjects are situated on the west side of Darnley Street between its junctions with Albert Drive and Maxwell Road in the popular Pollokshields district, some three miles to the south of Glasgow City Centre.

The area is of mixed commercial and residential character and Darnley Street represents a busy arterial route from Glasgow's South Side to the M8/M77 motorway network.

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

## DESCRIPTION/ACCOMMODATION

Third floor open plan office accommodation with panoramic steel framed windows. The accommodation is finished to a 'basic' specification but includes ancillary storage, kitchen area and separate male and female toilet facilities.

A gas fired central heating system, incorporating well mounted radiators, has been fitted.

View looking south



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: 143.53 sq m (1,545 sq ft)**

## RATEABLE VALUE

The subjects are entered in the current Valuation roll as follows:

**Rateable Value: £5,500**

## RENTAL/LEASE TERMS

We are placing the subjects on to the market seeking offers in excess of **£8,000** per annum for the benefit of a lease of flexible duration, incorporating 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.

However, in order to minimise such costs, our client has a standard lease format which can be utilised.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

### Sandy Lightbody

Allison Lightbody Waddell Chartered Surveyors

45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Email: [info@alwsurveyors.co.uk](mailto:info@alwsurveyors.co.uk)

Fax: 0141 229 6025 Web: [www.alwsurveyors.co.uk](http://www.alwsurveyors.co.uk)

Internal view



Car park



**PROPERTY MISDESCRIPTIONS ACT 1991:** The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.

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