

TO LET



Floor 2/2 McCafferty House 99 Firhill Street |
Glasgow | G20 7BE

**Office Units
FOR LEASE**

**Griffin
Webster**
PROPERTY CONSULTANTS

Location

The subjects are situated on the West side of Firhill Road, a short distance from Maryhill Road and Garscube Road A81 and is one of the main arterial routes linking the Northern and Western suburbs with the City Centre. The location further benefits from excellent transport links being just 1 mile from the City Centre and the M8 corridor.

Description

- Raised floor access system
- Data boxes
- Double glazing
- Separate dedicated gas central heating system
- High quality carpet and tiled finishes
- Suspended Ceilings
- 2.7m floor to ceiling height
- 10 person passenger lift
- Fully Accessible
- Secure door entry system
- Fully fitted kitchen areas
- Cat2 lighting
- Private Car Parking 4 spaces available

Floor area

2nd FLR - 2,518 SQ.FT (233.98 SQ.M)

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.

Lease Terms

The term on offer is up to 10 years Full Repairing and Insuring at an asking rent of £30,250.00 per annum.

Service Charge

A fair and equitable proportion based on the net lettable area towards the annual running costs of the building. Further details are available upon request

Business Rates

The rateable value as provided for by GCC Assessors is £25,738.00

EPC

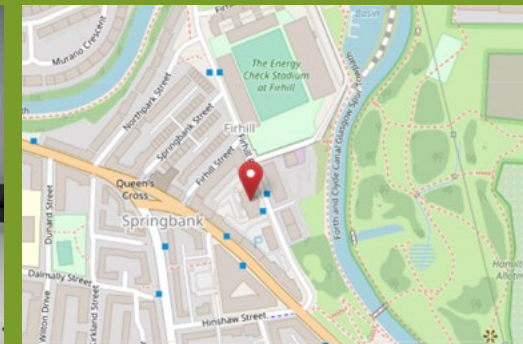
The EPC rating is available upon request.

Legal Fees

Both parties will bear responsibility for their own legal cost.

Entry

By arrangement.



Strictly by prior arrangement with the letting agents.

Call Greg Dykes

07447 983400 or

email:

greg@griffinwebster.co.uk

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