



TO LET / FOR SALE
Investment, Office

**SUITE 7, 21 CARLTON COURT,
GLASGOW, G5 9JP**

**'The Stables' provides fully refurbished office /
studio accommodation within an attractive
Grade B listed building**

-  Close to City Centre
-  Grade B listed building
-  Contemporary offices
-  Excellent transport links
-  Rates exemption potential
-  24 hour access

0141 291 5786 kirkstoneproperty.com



LOCATION

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network.

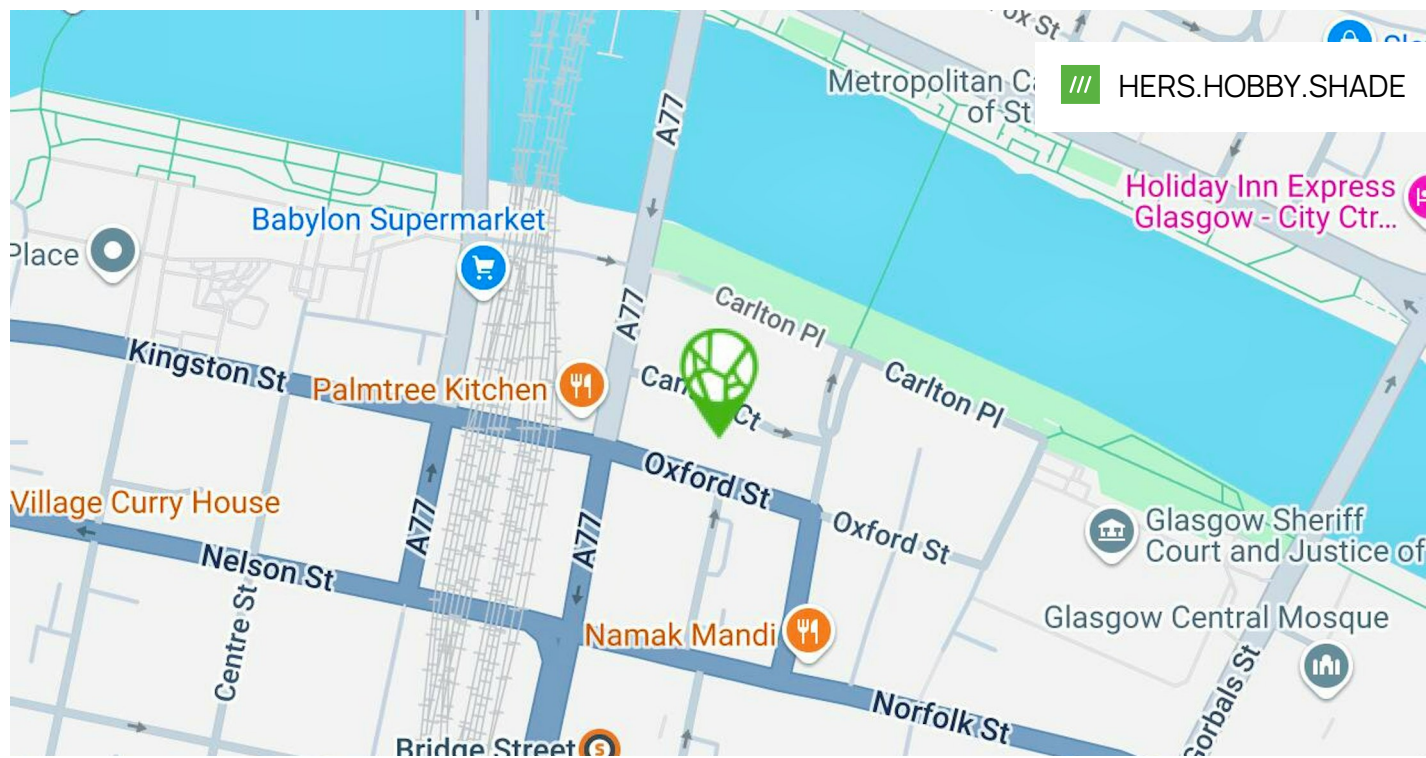
The property is located in the middle of Carlton Court on the South Bank of the River Clyde. The subjects benefit from good access to and from the M8 motorway as well as being in close proximity to rail and bus networks. Glasgow Central railway station is within 350m of the property and there are a number of bus routes which run along Bridge Street which provide direct access in and out of the city centre.

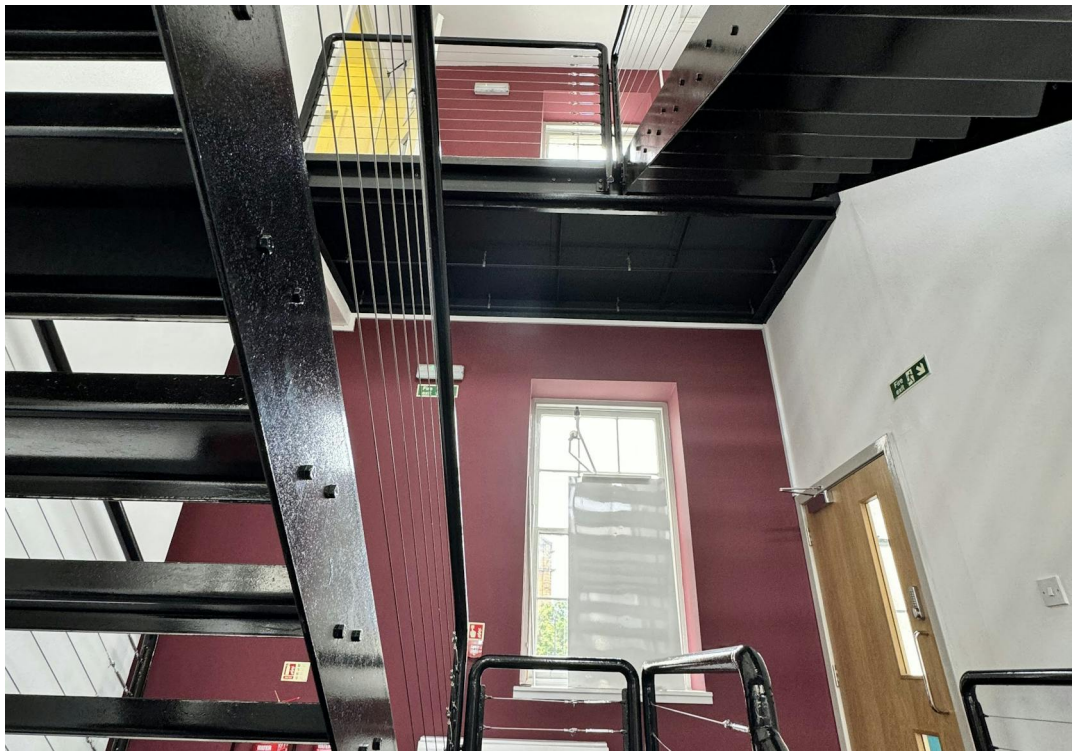
DESCRIPTION

'The Stables' provides fully refurbished office / studio accommodation within an attractive Grade B listed building. The property was converted to offices in the 1980's. The building is of stone construction, and is arranged over four floors. Suite 7 is situated on the third floor.

The available accommodation is accessed off an attractive secure gated courtyard and internally provides a mixture of open plan and partly fitted accommodation benefiting from;

- 3 x entrances with two staircases
- Full height ceilings with pendant LED lighting units
- Perimeter trunking with data / power points
- Refurbished sash-encased windows
- Heating is provided via electric storage heaters
- New fire alarm and smoke detector system
- Refurbished toilet / tea-prep facilities





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	DESCRIPTION	SQ FT	TRENT	PRICE
Ground	Suite 3	1,316	£13,000 /annum	£80,000
1st	Suite 5	1,703	£20,000 /annum	£120,000
Suite	Suites 6 & 7	2,903	£29,500 /annum	£225,000
3rd	Suite 7	1,364	£15,000 /annum	£112,000

TENURE

Heritable Interest (Scottish equivalent of English Freehold).

SERVICE CHARGE

The service charge liability is capped at £2.50 per sq ft.

RENT

£12 per sq ft

PRICE

Offers in excess of £112,000

RATEABLE VALUE

£12,400 according to the Scottish Assessors Association Portal, meaning £6,175 payable.

EPC

G (46)

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



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