

# TO LET

## MODERN OFFICE PAVILLION

NIA: 449.11 SQM (4,835 SQFT)

High quality office space

Located within close proximity to Glasgow City Centre

Forms part of an established business park

Available in whole or in part

Rent: OIEO: £55,000 p.a.



CLICK HERE FOR LOCATION!

**UNIT 4, CENTURION BUSINESS PARK, 8 SEAWARD STREET, GLASGOW, G41 1HH**

CONTACT:

Adam Honeyman MA (Hons) MRICS  
Fraser McDonald BSc (Hons)

[a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)  
[fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk)

| 0141 331 2807 – 07720 466 035  
| 0141 331 2807 – 07551 173 132







# Location

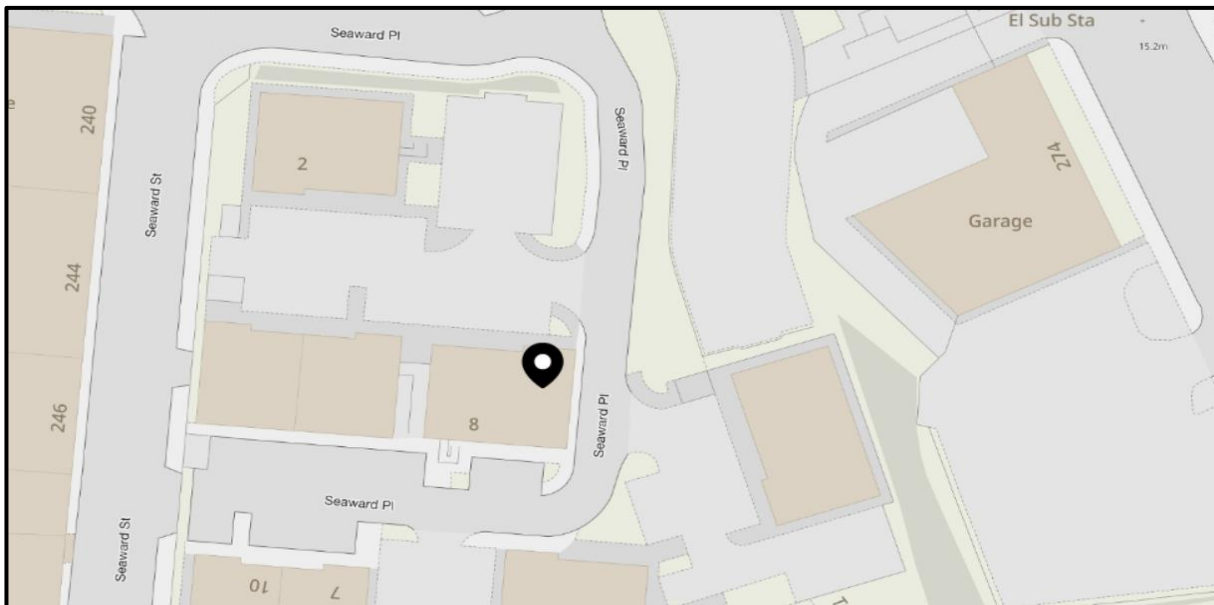
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The subjects are located in Glasgow, Scotland's largest city and fourth largest in Britain, with a population of around 1.7 million people. The subjects form part of Centurion Business Park which is a modern development of office pavilions situated on the south side of the River Clyde at the junction of Shields Road and Scotland Street.

The subject also benefits from strong links to major road networks with the M8, M77 and M74 motorways being located within close proximity. Shields Road Underground Station is also located nearby, providing access into Glasgow's City Centre.

Centurion Business Park comprises several office pavilions, housing a variety of occupiers which include Graham's Construction, Key, FTDI Chips and Worley Parsons.



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# Description

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The subjects comprise a detached modern office pavilion, providing open plan office space at both ground and first floor level. Access to the pavilion is facilitated by double-glazed doors and is secured by a fob entry system.

Internally, the office space has a modern finish throughout and features a suspended tiled ceiling which incorporates modern lighting. The accommodation has 6 cellular offices which have been formed via non-structural glazed partitions, with 3 offices being located on the ground floor level and 3 offices on the first-floor level.

The subjects also benefit from numerous amenities such as an open tea prep area, a lift facility, an open kitchen area and W/C facilities on both floors. The pavilion also provides 16 allocated car parking spaces situated at the front and side of the premises.

## ACCOMMODATION

	SQM	SQFT
Ground Floor	223.36	2,410
First Floor	225.25	2,425
<b>TOTAL</b>	<b>449.11</b>	<b>4,835</b>

The above floor areas have been provided on a Net Internal Floor Area basis (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition).



## RENT

**OIEO £55,000 per annum exclusive of VAT.**

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £44,250.

The rate poundage for 2024/2025 is 49.8p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Adam Honeyman**

[a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)

M: 07720 466035



**Fraser McDonald**

[fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk)

M: 07551 173132

### Shepherd Chartered Surveyors

2<sup>nd</sup> Floor, Afton House, 26 West Nile Street,  
Glasgow, G1 2PF

t: 0141 331 2807



### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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