



**LAST REMAINING  
PAVILION**  
AN EXCEPTIONAL OPPORTUNITY  
FOR OCCUPIERS

# **JUNCTION 24 BUSINESS PARK**

IBROX GLASGOW

*High quality newly developed office pavilion within secure gated environment providing modern open plan offices with 20 dedicated parking spaces.*

DEVELOPMENT BY:



# JUNCTION 24 BUSINESS PARK



This exceptional business park, developed by Dawn Property Group, provides a secure business environment with direct access to the motorway networks, Glasgow Airport and two underground stations, giving occupiers the balance of a peripheral location with fast connections to Glasgow city centre, Braehead Shopping and Leisure Parks and Junction 24 Retail park.

## SPECIFICATION

- New build property / never occupied
- Modern open plan layout to suit a variety of occupational requirements
- Full raised metal floor deck
- Thermal curtain walling system
- Full DDA compliance
- Passenger lift
- Suspended ceilings with motion sensitive lighting
- Tea prep areas
- EPC rating 'C'

## FLOOR AREAS

Ground Floor	3,368 sq ft	312.89 sq m
First Floor	3,561 sq ft	330.82 sq m
Total	6,929 sq ft	643.71 sq m

Car spaces 20.

## LEASE TERMS / SALE TERMS

The property is available to lease on full repairing and insuring lease terms. Quoting rent £13 per sq ft.

The heritable interest is for sale (subject to a Deed of Conditions in

relation to the common areas) as a single entity and cannot be sold in part. Asking price £120 per sq ft.

The property is registered for VAT and accordingly VAT will be payable on the purchase price or rental as applicable.

An Estates charge will be payable by the occupier for the upkeep of the common external areas and in the event of a lease of an individual floor being taken then a service charge will be payable in relation to the internal common areas.

## RATING

For information on rateable value, interested parties can contact Glasgow City Council on 0141 287 1111.

## FURTHER INFORMATION



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