

Exempt
from Stamp
Duty Land Tax

OFFICES FOR SALE OR TO LET



Centurion Business Park SHIELDS ROAD, GLASGOW



Self Contained Two Storey Office Pavilions
1,250 sq ft (116 sq m) to 6,000 sq ft (557 sq m)



www.businesshomes.co.uk

For Sale or To Let

Flexible Terms to Suit Each Occupiers Needs

Feuhold

- Can be placed within a private company pension scheme.
- Feuhold available on individual pavilions and floors.

Leasehold

- Long term leases available on Full repairing and insuring terms subject to 5 yearly upward only rent reviews.
- Shorter term leases available upon application.

Price and Rental Figures Available on Application.



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Designed to Maximise - Image

The Specification

- Two storey self contained office pavilions with their own front door.
- Comfort cooling is available at an additional cost.
- Each pavilion is designed for optimal efficiency in respect of office fit out.
- Male and female W.C's on each floor. Disabled on the ground floor.
- Kitchenette facility on each floor including dishwasher and fridge.
- Fully accessible raised floors and carpet tile finish.
- Suspended ceilings with recessed lighting.
- Double glazed windows.
- 4kn + 1kn sq m floor loading.
- Free individually marked car parking spaces for each office pavilion.
- A lift can be installed to make the building fully accessible for disabled persons if required.

A Well Managed Environment

A Management Company has been set up to run the development, and will provide the following:-

- Maintenance and upkeep of the external common areas and landscaping.
- Comprehensive Security Monitoring System.

Costs

Each party will be responsible for their own legal costs.

VAT

VAT will be charged on rent and sale prices.

Why a Business Homes

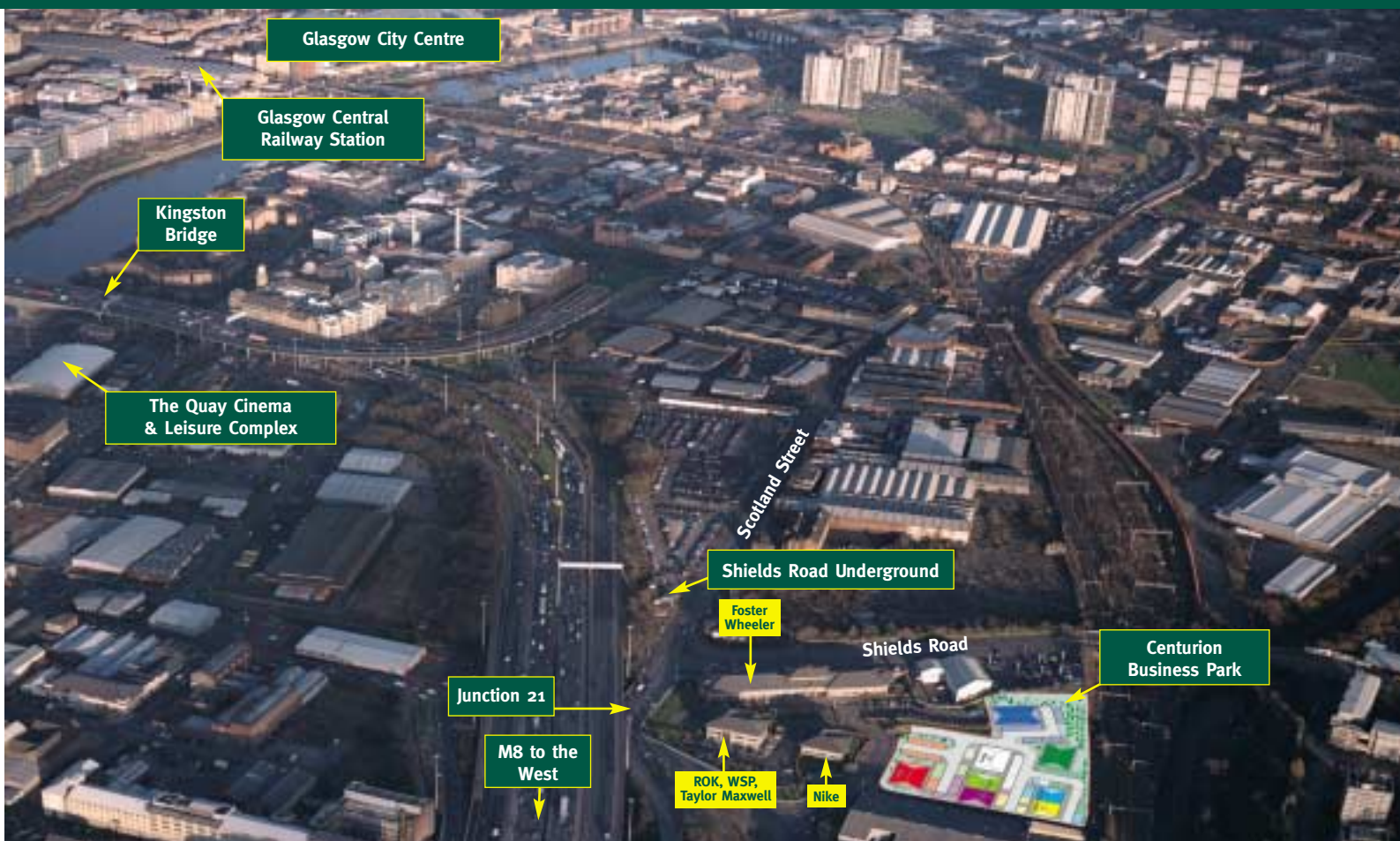
- Energy efficient offices.
- Easy and cheap to maintain.
- Designed to maximise operational efficiency.
- Flexible - buy or lease - you choose.

Telephone 0870 441 2222

A PROMINENT EASILY ACCESSED LOCATION



- Operational Efficiency - Value for Money



The Ideal Location

Centurion Business Park is situated adjacent to junction 21 of the M8 motorway, approximately 1 mile to the south of Glasgow City Centre at the junction of Scotland Street and Shields Road. Glasgow City Centre can be reached within 4 minutes drive, and the M77 motorway is within a 2 minute drive which links to Ayrshire. Centurion Business Park is already a well established office location, with existing occupiers such as Foster Wheeler, Nike, ROK, WSP and Taylor Maxwell.

Public transport links are excellent with the site being immediately adjacent to the Shields Road Underground Station, where Glasgow's prime retail locations of Buchanan Street, Argyle Street and Sauchiehall Street can be reached within 4 minutes. The underground also provides easy access to Glasgow Central and Queen Street mainline Railway Stations. Pollokshields East Railway Station is also 3/4 mile away. The area is also very well serviced by bus routes offering regular connections into Glasgow City Centre and beyond.



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Road Communications

	Miles
• Falkirk	28
• Stirling	32
• Grangemouth	33
• Edinburgh	49
• Ayr	34
• Perth	63
• Dundee	86
• Carlisle	94
• Aberdeen	150
• Newcastle	157
• Manchester	220

Excellent Communications

Rail Communications

• To Edinburgh	45 mins
• To Aberdeen	2.5 hrs
• To Dundee	1.5 hrs
• To Newcastle	2 hrs
• To London	6 hrs

Air Communications

Glasgow International Airport is located within 10 minutes drive from the site, and Prestwick International Airport within 40 minutes drive. Both Airports offer regular domestic and International flights to many destinations.

A Development By:

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MISDESCRIPTION CLAUSE

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