



**Graham
+ Sibbald**

TO LET OFFICE PREMISES



3RD FLOOR, TEMPLETON HOUSE 62 TEMPLETON STREET GLASGOW, G40 1DA

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• 463.11 SQ.M (4,985 SQ.FT)

• BRIGHT OPEN PLAN OFFICE ACCOMMODATION

• FLEXIBLE LEASE TERMS AVAILABLE

62 TEMPLETON STREET

OFFICE PREMISES

LOCATION:

The subjects are situated in the Bridgeton area of Glasgow, close to the city centre and form part of the Templeton on the Green complex of buildings occupying an attractive and prominent corner position between London Road and the Glasgow Green.

Bridgeton and Belgrove Train stations are a short walk and provide quick and easy access into the heart of the City and beyond. A variety of Bus services run along London Road which is a main commuter route through the east of the City to the M74 Motorway and south.



DESCRIPTION:

The subjects comprise the top floor suite (third floor) of a traditional four storey and basement building.

There is allocated car parking in the complex and additional on street parking available in the immediate surrounds.

Access is via glass double doors into an attractive, period reception hallway with original parquet floor and wood paneled walls leading to a large, open stair case. A lift from here services all floors.

Internally the newly fitted suite provides open plan office space with carpeted timber flooring, painted plasterboard walls, suspended ceilings incorporating Category II fluorescent lighting and gas fired central heating.

ACCOMMODATION:

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the subjects to have a net internal floor area of:

463.11sq.m (4,985sq.ft)

RATING ASSESSMENT:

The subjects are entered in the current Valuation Roll with a Rateable Value of £11,600 per annum.

Asking Terms: Rental offers over £58,800 per annum are invited for the benefit of a new repairing and insuring lease for a term to be agreed.

V.A.T:

Unless otherwise stated all figures, prices, etc, are quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION:

All enquiries should be made directly to the marketing agents.

GRAHAM & SIBBALD
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DATE OF PUBLICATION:

September 2008

REFERENCE:

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IMPORTANT NOTICE

Please read carefully

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2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property.
3. Intending Purchasers/Tenants take the property as they find it.
4. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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