



Adelphi Centre, 12 Commercial Road, Glasgow, G5 0PQ

- Modern Office Accommodation
- Close proximity to Glasgow city centre
- Suites from 35.35 sq.m. (380 sq.ft.)
- New FRI leases available on flexible terms
- Car parking available



LOCATION

The Adelphi Centre is located on Commercial Road in the Gorbals area of Glasgow, next to the Gorbals Sports and Leisure Centre. The accommodation is within walking distance of Glasgow city centre and is easily accessible via public transport links. Junction 1a of the M74 is located a short distance to the west of the subjects, providing quick access to the motorway network.

DESCRIPTION

Situated within a former school building, the Adelphi Centre provides modern office accommodation over two separate buildings with a selection of onsite facilities including reception, café and children's nursery. In addition to two monitored car parks which are available free of charge for staff and visitors.

ACCOMMODATION

A variety of suites are available extending from 35.35 sq.m. (380 sq.ft.)

LEASE TERMS

The suites are offered on flexible Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £9/sq.ft. for the suites. Please contact us for an Offer to Let form.

RATING ASSESSMENT

Please contact us for an individual breakdown of the Rateable Values.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).



ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald:
233 St. Vincent Street
Glasgow
G2 5QY

Tel: 0141 332 1194

To arrange a viewing contact:



Mark Gillies
Associate
mark.Gillies@g-s.co.uk
07787 291149



Ryan Farrelly
Surveyor
ryan.farrelly@g-s.co.uk
07900 390078

IMPORTANT NOTICE

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6. Date of Publication: October 2018