

# ACADEMY HOUSE 1346 SHETTLESTON ROAD



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OUTSTANDING REFURBISHED OFFICES



## GLASGOW

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# ACADEMY HOUSE 1346 SHETTLESTON ROAD GLASGOW

## LOCATION:

Glasgow is Scotland's largest city with a population in excess of 600,000 people and is located on the upper reaches of the River Clyde in west central Scotland.

The city has excellent links to the transport network, the M8 motorway runs through the fringes of the city centre on its west and north sides and links up with the M80, M77, M73 and M74 all within ten miles. Glasgow International Airport is situated around seven miles to the south west of the city centre adjacent to the M8.

More specifically the subjects are situated on the south side of Shettleston Road, immediately to the west of its junction with Killin Street and Hallhill Road, within a mixed residential/commercial area.

Shettleston Road (A89) forms the main road linking Glasgow City Centre to Baillieston, beyond which there is direct access to the M8 (J8) and M73 (leading to M74). Shettleston Railway Station is located close by and provides direct access to Glasgow Queen Street Station. There are also regular bus services in operation along Shettleston Road itself.

The Forge Shopping Centre is located a short distance to the west with a Tesco Metro and petrol filling station located directly opposite.

## DESCRIPTION:

The subjects comprise a category B listed, 2-storey, extensively refurbished and upgraded, former school building, benefiting from a 3-storey modern extension. On-site parking is also provided via 48 spaces.

Internally, the building provides a range of cellular offices which will meet the requirement of a number of occupiers. Communal toilets and changing facilities are located within the centre of the ground and first floor. All offices are considered to be DDA compliant.

## ACCOMMODATION:

In accordance with the RICS Code of Measuring Practice (6th Edition), we calculate the net internal area of the floors to be:

Ground Floor:	743.7 sq.m. (8,005sq.ft)
First Floor:	612.9 sq.m. (6,597sq.ft)
Mezzanine Area:	181.4 sq.m. (1,953sq.ft)
<b>TOTAL AREA:</b>	<b>1538 SQ.M (16,555SQ.FT)</b>

## RATING ASSESSMENT:

All of the subjects are entered on the current Valuation Roll and specific Rateable Values can be provided upon request.

## EPC RATING:



## LEASE TERMS:

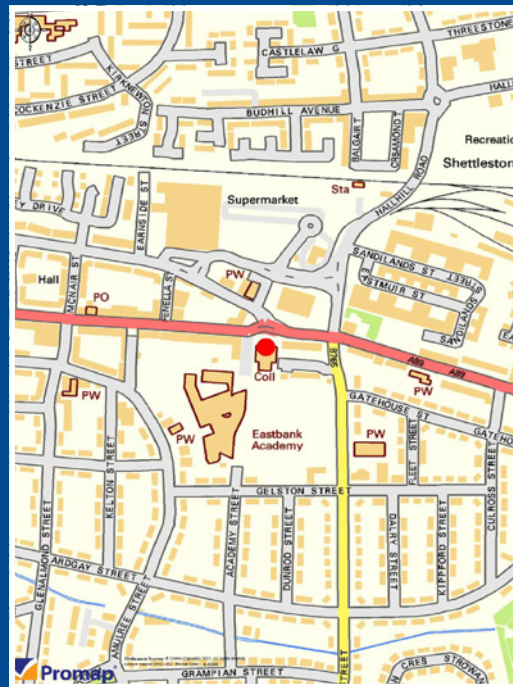
The subjects are available to let in whole or in part on standard FRI terms.

## V.A.T.:

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



# TO LET Refurbished Offices



## VIEWING/FURTHER INFORMATION:

All enquiries should be made to the sole marketing agent.  
GRAHAM + SIBBALD  
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Please read carefully

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Intending Purchasers/Tenants take the property as they find it.

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