

# OFFICE – FOR SALE

31 Arden Craig Place, Glasgow, G45 9US



Approximately 956.78 sqm (10,299 sqft)

## 31 ARDENCRAIG PLACE, GLASGOW, G45 9US

- Modern two storey office building
- Accommodation extending to approximately 956.78 sqm (10,299 sqft) over two floors
- Secure yard with 31 designated car spaces
- Best bids invited

### LOCATION

The subjects are located on Arden Craig Place in the Castlemilk area of Glasgow, approximately 12 km (7.5 miles) from Glasgow City Centre via the M74/A730. The nearest rail station, Kings Park offers a regular train service to Glasgow Central in under 20 minutes.

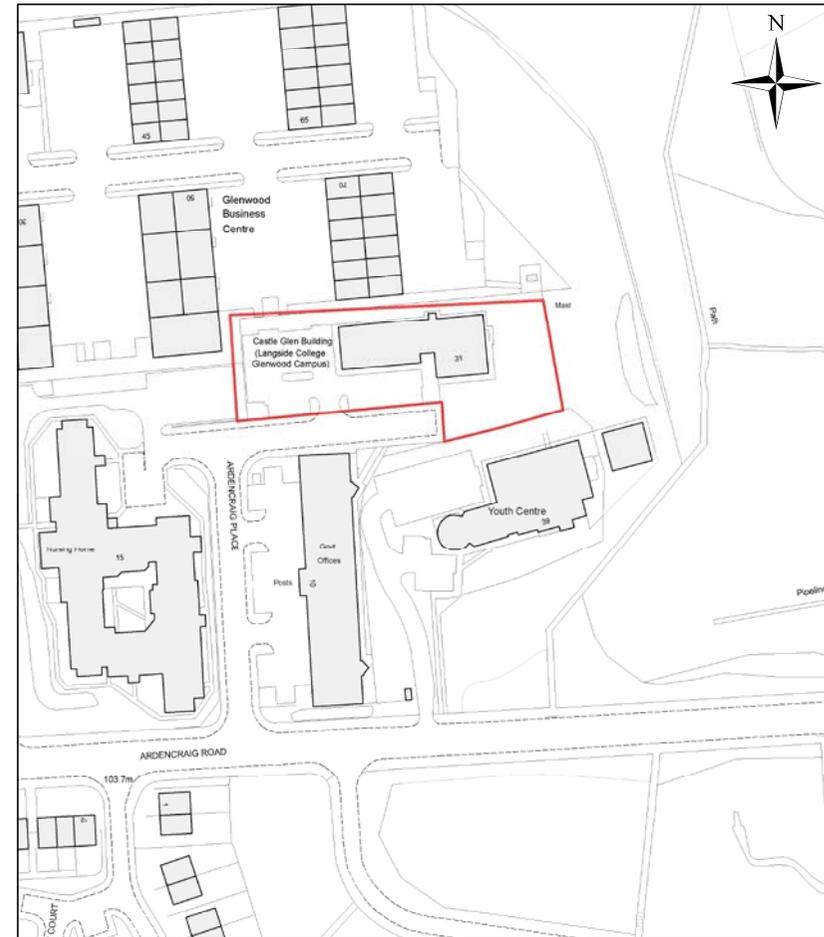
Directly adjacent to the subjects is Glasgow City Council Social Work office and the Job Centre. Directly west lies Glenwood Business Park providing a range of office and industrial accommodation home to a range of commercial tenants. Also close by is Castlemilk Glasgow Club and Pool.



## DESCRIPTION

The subjects comprise a modern two storey stand-alone office pavilion with secure yard and designated cars spaces for around 31 cars.

Internally, the property provides cellular office space with suspended ceilings, recessed florescent lights and perimeter trunking. The building benefits from toilet and kitchen facilities on each floor.



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## ACCOMODATION

In accordance with the RICS Property Measurement (2<sup>nd</sup> Edition), the subjects provide the following approximate areas:

- Ground Floor – 466.53 sqm (5,022 sqft)
- First Floor – 490.25 sqm (5,277 sqft)
- Total - 956.78 sqm (10,299 sqft)

## TENURE

The heritable interest in the site is for sale.

## RATEABLE VALUE

The Rateable value effective from 1st April 2017 is £56,450. Further information can be obtained at <http://www.saa.gov.uk/>

The poundage rate for 2020/2021 is £0.498 in the pound.

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an Energy Performance rating of C. An Energy Performance Certificate can be made available to interested parties.

## VAT/LEGAL COSTS

The purchaser shall be responsible for the payment of VAT and Land and Buildings Transactions Tax (LBTT) incurred in connection with this transaction. Each party will be responsible for bearing their own legal costs. It should be noted that the sale will not be subject to VAT and therefore no VAT shall be payable on the purchase price.

## CLOSING DATE

City Property is seeking best bids for its interest in the site.

Notification of the closing date will be sent to all prospective bidders who have registered their interest by submitting full contact details to:

Marketing@citypropertyglasgow.co.uk quoting **"31 Ardencraig Place"**.

Please note that all compliant bids will be assessed by the extent to which the proposals meet the guidelines provided within the marketing brief along with the subsequent closing date letter and "Submitting Parties Information Guidance", which will be sent to all registered parties.

Whilst City Property will endeavour to advise all parties who have registered their interest of a closing date, it is the responsibility of interested parties to ensure that they are aware of the closing date. As such, bidders should check [www.citypropertyglasgow.co.uk](http://www.citypropertyglasgow.co.uk) to ensure that they fully informed.



City Property (Glasgow) LLP  
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## VIEWINGS & FURTHER INFORMATION

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### Important Notice

City Property (Glasgow) LLP for themselves and for the vendors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only for guidance of intending purchasers and do not constitute nor constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of City Property (Glasgow) LLP has any authority to make or give any representation of warranty whatever in relation to this property, (iv) City Property (Glasgow) LLP does not bind itself to recommend acceptance of the highest or indeed any offer and on supplying particulars is not issuing instructions and will not therefore bear any liability for Agent's or other fees. Photographs and Particulars dated August 2021.

Keeping your data safe and secure is important to us and our new privacy policy aligns with the data protection law introduced on 25 May 2018. The changes don't alter the way we use and protect your personal information but make it easier for you to find out how we use it. There is nothing you need to do but you can visit <https://www.citypropertyglasgow.co.uk/privacy-policy> to find out more. If you do not have access to a computer or if you prefer, a hard copy of the privacy statement can be sent to you. For this please contact City Property Glasgow LLP.