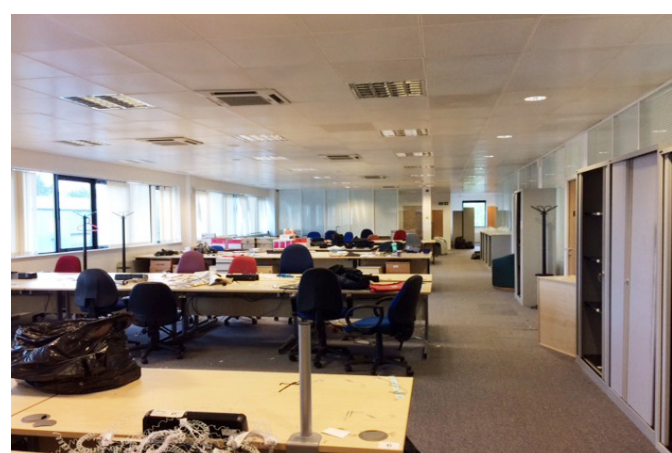


Office for Sale

1 Burnfield Avenue

Giffnock, G46 7TL

Approx. 9,298 sq ft / 864 sq m



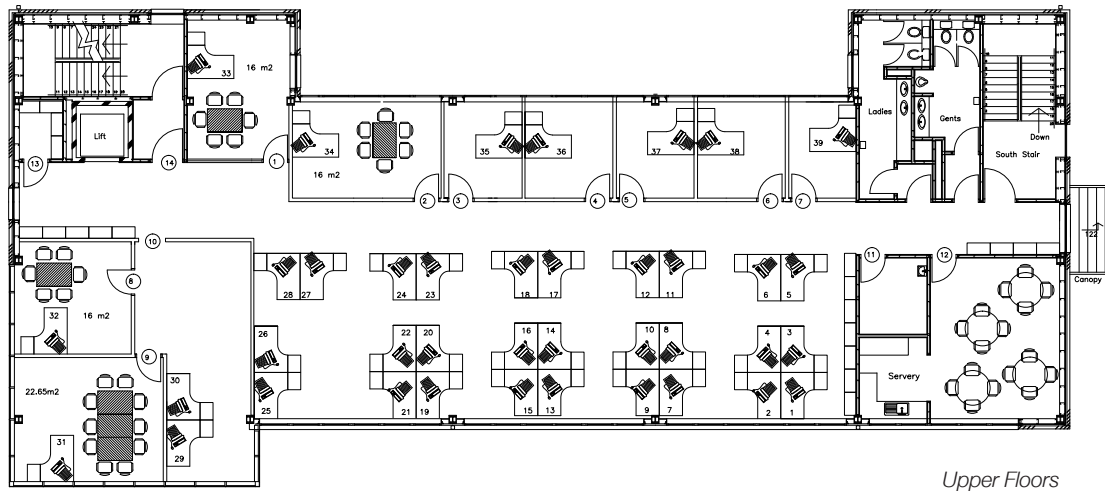
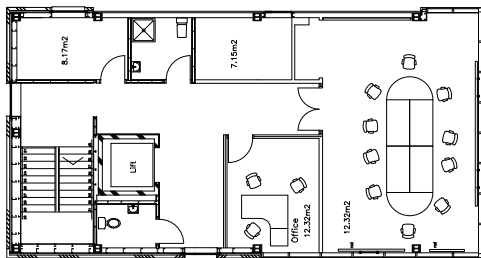
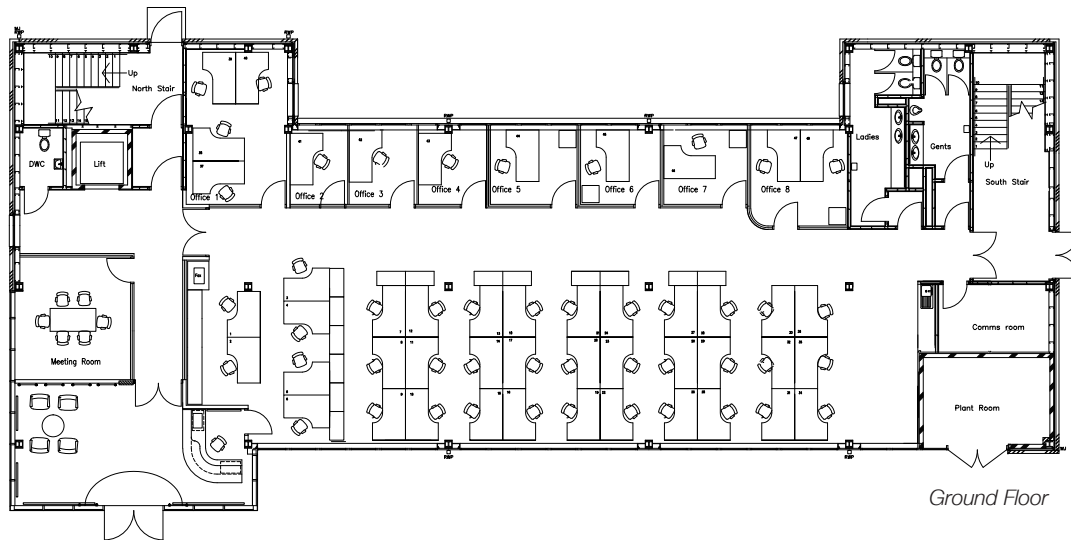
- Modern Self Contained Office
- Potential Headquarters/Serviced Office/Call Centre
- Estimated 72 car spaces

Savills Glasgow
163 W George St
Glasgow, Lanarkshire G2 2JJ

+44 (0) 141 248 7342

savills.co.uk





Location

Located on the south side of Burnfield Avenue the offices have access to a wide catchment for staff and occupiers alike. Good public transport is close by as well as Morrisons and Silverburn with quick access to the M77 which widens the catchment further.

- 6 mins drive from the M77.
- 11 minute walk from Thornliebank Train Station.
- 6 mins drive from Silverburn.
- 3 mins drive from Morrisons, Fenwick Road.
- 18 mins drive to Glasgow Airport.

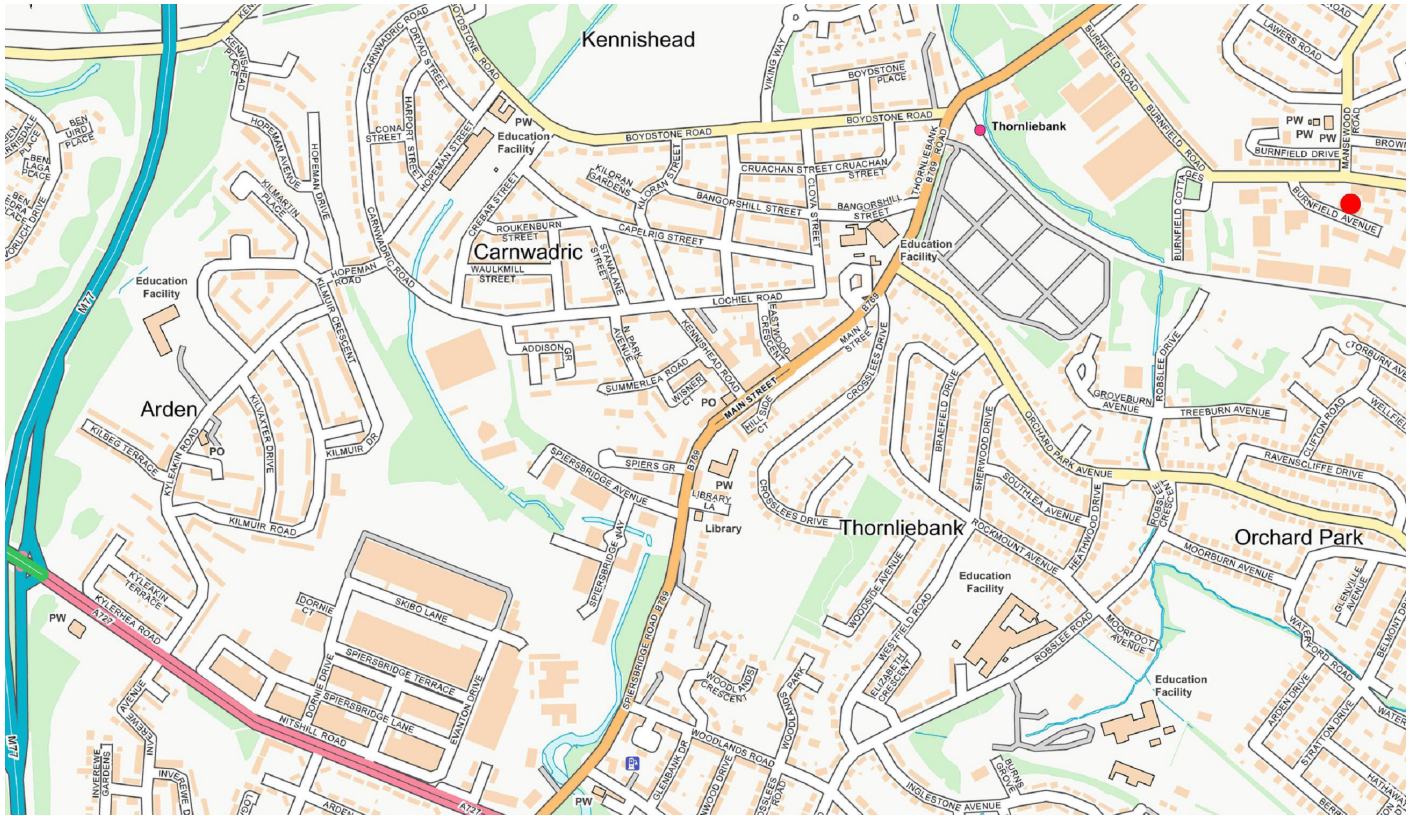
Immediately surrounding area comprises of Giffnock; Pollokshaws; Newlands; Muirend; Thornliebank etc.

20 minute drive time includes East Kilbride, Newton Mearns; Bishopbriggs and Renfrew.

Description

1 Burnfield Avenue is a modern, light self contained office facing East and West. The space is spread over three floors, consisting of ground and first floors which are partially sub-divided having been originally open plan, with a smaller executive suite on the top floor. The building has good potential as a headquarters building, call centre or serviced offices potentially mixed with other uses like a nursery.

- Three storey modern building plus car parking.
- Air conditioned.
- Gas Central Heating.
- Lift access.
- 1 shower.
- Kitchen or tea prep on each floor.
- Existing high quality partitioning.
- Double glazed windows.
- 1 x 8 person lift.
- Reception with a secure door entry system.



Accommodation

We measure the premises to extend to approx:

	Sq m	Sq ft
2nd Floor	103.8	1,117
1st Floor	388.9	4,186
Ground Floor	380.2	4,092
Total	872.8	9,395

Price

Offers are invited for the heritable interest.

Viewing & Further Information

Please contact the sole selling agent for viewings and further information.

David Cobban

+44 (0) 141 222 4101
dcobban@savills.com

Colin McGhee

+44 (0) 141 222 4140
colin.mcghee@savills.com

Legal Costs

Each party will be responsible for their own legal costs incurred with a purchase or letting including LBTT, recording dues and VAT applicable.

Rateable Value

The 2017 proposed NAV/RV is £95,000.

EPC

EPC Rating: D+.

Important Notice

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