

# TO LET

## BUSINESS CENTRE ACCOMMODATION



Festival Business Centre,  
150 Brand Street, Cessnock, G51 1DH



Tel: 0141 331 2807

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[www.shepherd.co.uk](http://www.shepherd.co.uk)

- Units from **10.96 sq m (118 sq ft)**
- Larger units approximately:  
**111.52 sq m (1,200 sq ft)**
- Could accommodate larger requirements (subject to availability)
- Attractive location – proximity to M8/M77
- Public transport - Cessnock underground, Dumbreck station
- Reception service/meeting rooms
- Rent - from **£10.50 per sq ft**

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## Location

Festival Business Centre is located within the Cessnock area of Glasgow approximately 3.8 miles south west of Glasgow city centre. The Cessnock area benefits from excellent transport links via the M74 and M8, Cessnock Subway Station within 0.2 miles and Dumbreck train station located 0.8 miles from the subjects.

The Cessnock area has seen an increase in economic activity within recent years partly as a result of the relocation of the BBC and other occupiers to the Pacific Quay located approximately 0.5 miles from the subjects.

Occupiers within Festival Business Centre include Allied Surveyors, Health at Work, McDougall and ASC Stainless Steel Fixings.

## Description

Festival Business Centre is a two storey office building providing a variety of suites ranging from 118 sq ft with larger suites approximately 1,200 sq ft. The building is of steel frame, brick/block construction under a pitched profile metal sheet roof. The subjects benefit from uPVC rainwater goods and double glazed windows throughout. Festival Business Centre has a full height glazed entrance.

Suites benefit from a modern fresh finish with carpeted floors, painted plasterboard walls and a combination of suspended ceilings with recessed fluorescent lighting and plasterboard ceilings with strip lighting. Occupiers have use of common WC facilities, shower facilities and kitchen facilities. Heating within the subjects is a combination of electric storage heating and electric wet central heating system.

Additionally Festival Business Centre offers full reception services from Monday to Friday between 8.30am and 5pm, although access can be gained outwith these hours. Furthermore, 24 hour CCTV security is active at Festival Business Centre and a common car park is provided to the front of the centre.

## Floor Areas

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), suites range in size from **10.96 sq m (118 sq ft)** to approximately **111.52 sq m (1,200 sq ft)**. Multiple office lets are available for larger floor plate requirements.

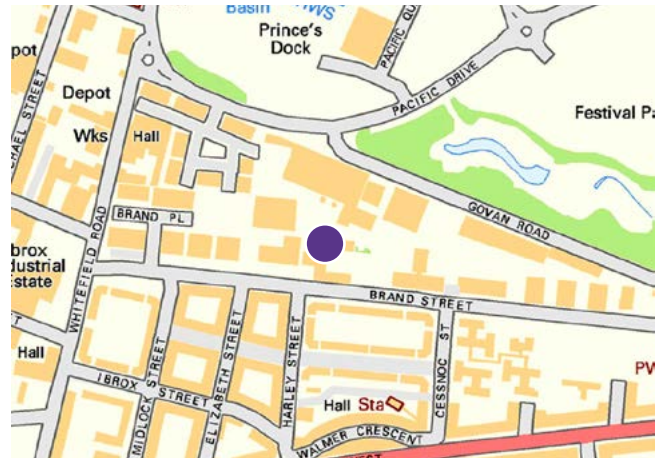
For an up-to-date availability schedule, please contact Shepherd Chartered Surveyors.

## Business Rates

Suites are valued separately for rates purposes. Some occupiers may qualify for reduced or no rates payable under the Small Business Bonus Scheme. For further information, you should contact the Glasgow City Council Assessor on 0141 287 1111.

## Rent/Lease

Our client is seeking annual rental offers in the region of **£10.50 per sq ft** on negotiable lease terms.



## Service Charge

A service charge exists in respect of the common parts of the building. It is understood that the current service charge for the property is **£5.15 per sq ft**.

## Energy Performance Certificate

A copy of the EPC can be made available to interested parties.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs in relation to any lease transaction, although standardised lease templates may be available in some circumstances.

## Further Information

Contact the sole letting agents acting on behalf of Jobs & Business Glasgow: [jbg.org.uk](http://jbg.org.uk)

## Shepherd Chartered Surveyors

5th Floor  
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