

Standard Real Estate Ltd has developed a first class reputation for redevelopment of property assets to provide excellent office, industrial and retail accommodation. If you are seeking quality accommodation for your business in Scotland let us know your requirements and let us help to find you the accommodation that will take your business to the next level.

The company seeks to buy and refurbish/redevelop all types of commercial property throughout the UK but with a preference for Scotland and the Midlands to north of England.



## LEADING DEVELOPMENT FOR



## SMALL BUSINESS OCCUPIERS



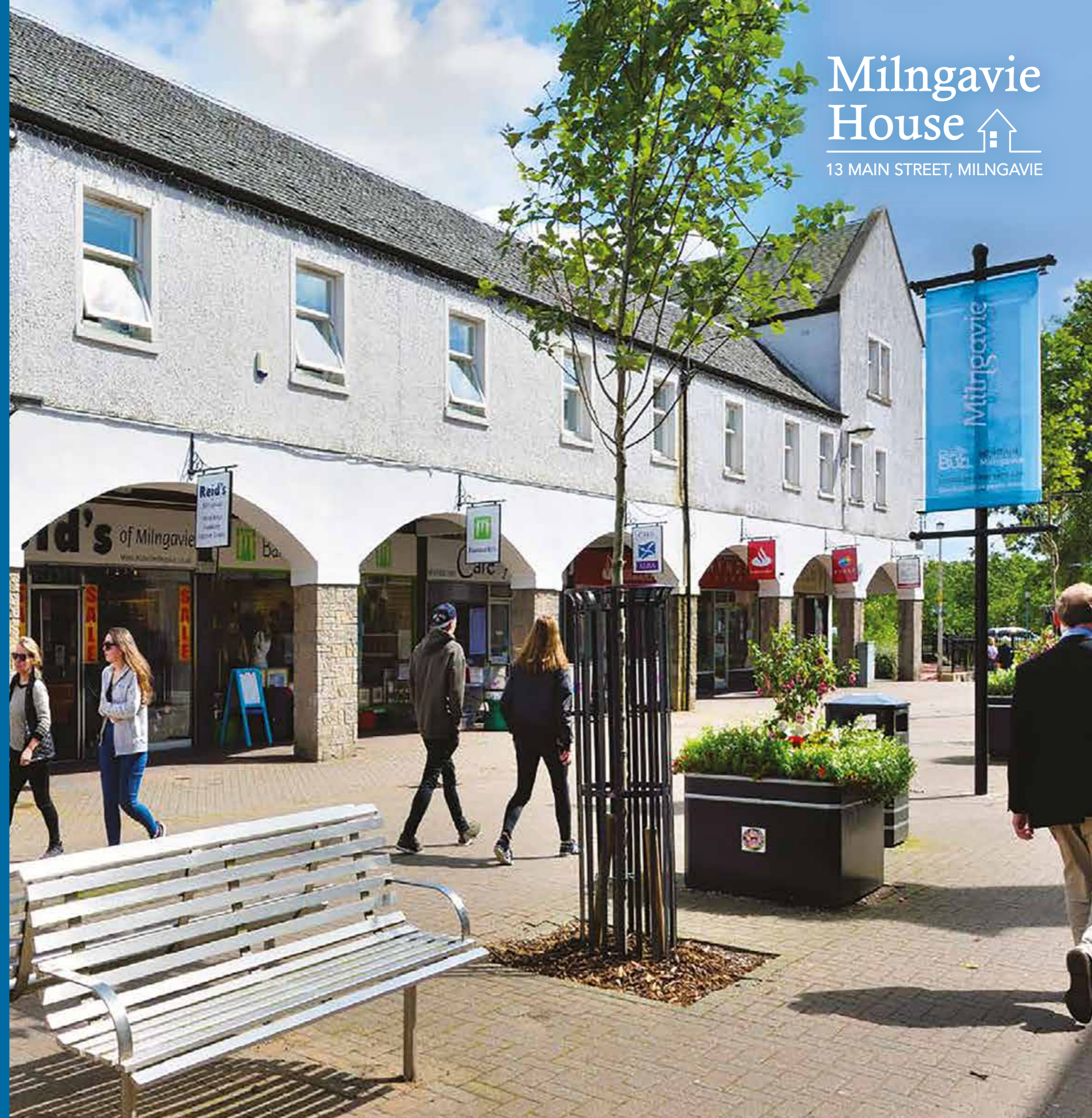
## Standard Real Estate Ltd

Suite 2.1, 94 Hope Street, Glasgow G2 6QB

— [www.standardrealestateltd.com](http://www.standardrealestateltd.com) —

# Milngavie House

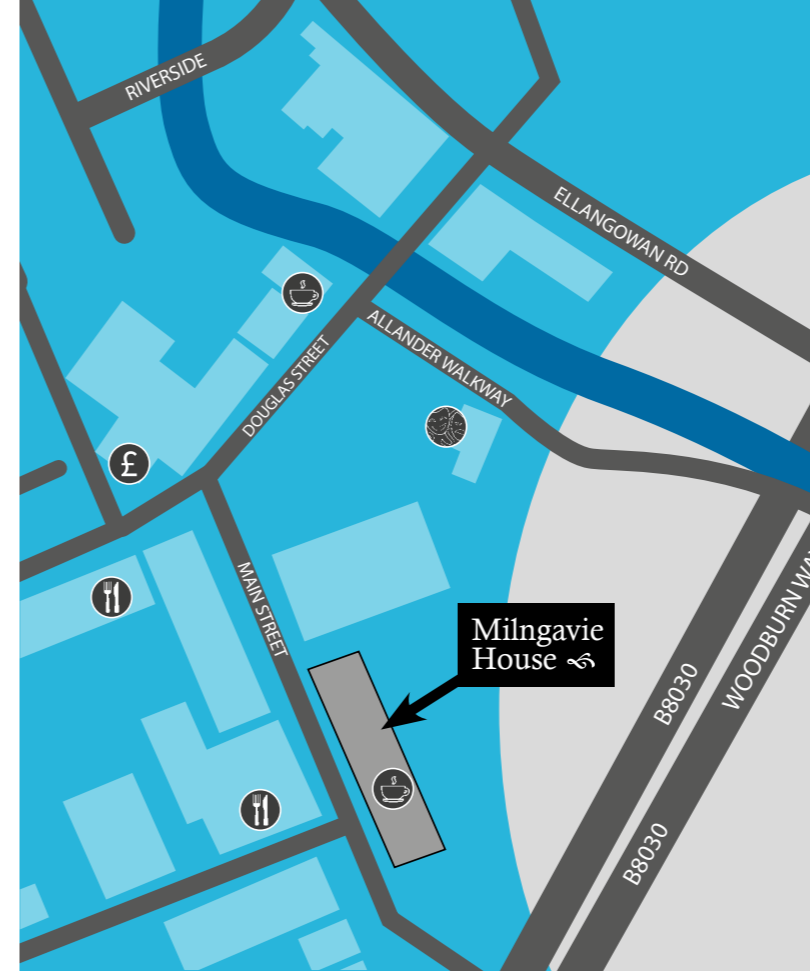
13 MAIN STREET, MILNGAVIE



## LOCATION

The property is located in the Glasgow suburb of Milngavie, situated approximately 7 miles to the northwest of Glasgow City Centre. The town offers excellent transport links to Glasgow via both rail and road with regular services from Milngavie train station to Glasgow Central and Glasgow Queen Street train stations.

Milngavie House is situated on the east side of Main Street, the main pedestrianised retailing thoroughfare in the town. The town hosts a number of national occupiers including Marks & Spencer, Black and Lizars, Boots, Costa Coffee and Royal Bank of Scotland. There are a number of public car parks in close proximity available for both staff and visitors.



Milngavie  
House   
13 MAIN STREET, MILNGAVIE

Fully refurbished suites from 185 sq. ft.

Excellent Town Centre location

Designated car parking available

Easy-in, flexible lease agreements

Competitive, all-inclusive rents

## DESCRIPTION

Milngavie House provides a range of quality, fully refurbished suites with flexibility to accommodate a variety of occupier requirements. Suites are over first and second floors with access via fully glazed, DDA compliant feature entrance off Main Street with door entry system and passenger lift also provided. Suites are fully refurbished allowing for quick and easy entry to interested parties with communal facilities including kitchen and w/c's found on the first floor. Dedicated car parking spaces are available subject to availability.



## ACCOMMODATION

A schedule of current availability, including floor areas and annual rents etc. accompanies this brochure.

## RATING ASSESSMENT

Rateable Values are included on the availability schedule. Ingoing tenants will be responsible for payment of non-domestic property rates, water and sewerage rates.

## SERVICE CHARGE

The ingoing tenant will benefit from an all inclusive rental. The tenant will be liable for utilities and insurance premium for the suite.

## ENERGY PERFORMANCE

A copy of the energy performance certificate can be made available on request.

## VAT

All prices quoted are exclusive of VAT, where applicable. For the avoidance of doubt VAT will be payable.

## LEGAL COSTS

Each party will bear their own legal costs with the ingoing tenant responsible for registration dues and LBTT.

## LEASE TERMS

Suites are available on new, flexible, Internal Repairing and Insuring leases.

FOR VIEWING AND FURTHER INFORMATION CONTACT:

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 McIntyre  
Property  
Consultants

**MISDESCRIPTIONS:** The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.