



**TO LET**

10 Otago Street | Hillhead | Glasgow G12 8JH

**Versatile Office Space**  
**1,903 Sq Ft / Office Space**  
**RENT - £26,000pa**

**Griffin**  
**Webster**  
PROPERTY CONSULTANTS

### Location

Situated on the heart of the West End the property is perfectly placed to take advantage of the River Kelvin cycleway and other recreational activities as well as bars, restaurants, and shopping also providing easy access to the city centre via bus rail or subway.

### Description

Arranged over two levels this award winning and versatile office space has been converted from the original Printworks which sat on the site to provide approximately 1,903 sq.ft of office space, with courtesy car parking for 1 space.

### Lease Terms

Available on FRI terms for a period up to 5 years.

### Rent

£26,000.00 per annum exclusive of VAT, service charge and Buildings Insurance.

### Rating

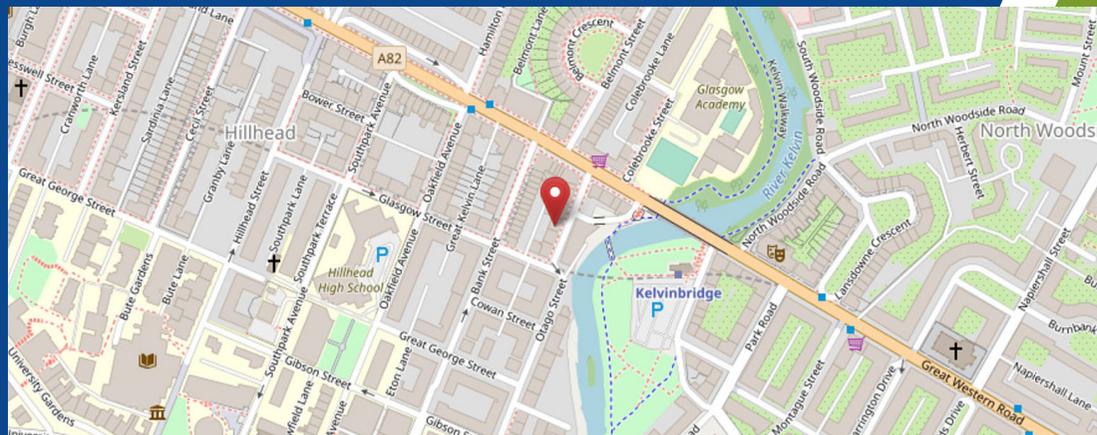
The rateable value is stated on the valuation roll as £4,900. This property will qualify for 100% rates relief under the Small Business Bonus Scheme.

### Entry

By arrangement.

### Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required to be produced upon agreement of Heads of Terms.



Strictly by prior arrangement  
with the letting agents.  
Call Greg Dykes  
07447 983400 or  
email:  
[greg@griffinwebster.co.uk](mailto:greg@griffinwebster.co.uk)



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