

To Let

Melisa House
Festival Court
Glasgow
G51 1DR

**Refurbished First Floor Office
Suite with Dedicated Car
Parking**

4,500 sq ft (418 sq m)

February 2020

0141 300 8000

avisonyoung.co.uk/15141



Location

Festival Court is situated to the west of Glasgow city centre on the south side of the River Clyde, Melisa House occupies a prominent position at the corner of Brand Street and Whitefield Road. The Clyde Arc Bridge is two minutes away, connecting the property to the city centre and the west end of Glasgow and there is easy access to the M8 and M77 motorways

The location is well serviced by public transport links to the city centre and surrounding areas, with a number of bus routes and both Cessnock and Ibrox Subway Stations within a four minute walk away from the building.

Pacific Quay is within a minute's drive, known for its media occupiers including the Glasgow Science Centre, BBC Scotland's Headquarters and STV, but also home to amenities including The Village Hotel & Gym.

Description

Melisa House is a modern stand alone, two storey office building providing quality office accommodation with secure door entry and an 8 person passenger lift. The first floor suite has been refurbished and benefits from the following specification:

- Raised access floor
- Comfort cooling/heating
- Existing meeting rooms/partitioned office space
- 9 dedicated car parking spaces
- Suspended ceiling with recessed modern lighting
- Fully DDA compliant
- Dedicated male, female and accessible toilets
- Large kitchen/staff break-out area

Accommodation

Description	Sq ft	Sq m
First Floor	4,500	418

Rental & Lease Terms

The accommodation is available to let on new flexible full repairing and insuring lease terms at a rental of £12.00 per sq ft.

Rates

The ingoing occupier will be liable for all Local Authority rates incurred as a result of their occupation.

VAT

All rents, service charges etc are quoted exclusive of VAT which is payable at the prevailing rate.

EPC

The building has an EPC rating of 'D57'.



For further information or to arrange a viewing please contact:

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Avison Young

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