

TO LET (BY WAY OF SUBLEASE)

Ground Floor Office Suite

NIA: 379.62 sq m (4,086 sq ft)

Located Within 4 Miles of Glasgow
City Centre

Forms Part Of An Established
Business Park

'Plug and Play' Office Suite

Current Lease Due To Expire On
30th April 2029

Rent: OIEO: £55,000 per annum



CLICK HERE FOR VIRTUAL TOUR!



GROUND FLOOR, PAVILION 2, 363 HELEN STREET, GLASGOW, G51 3AD

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

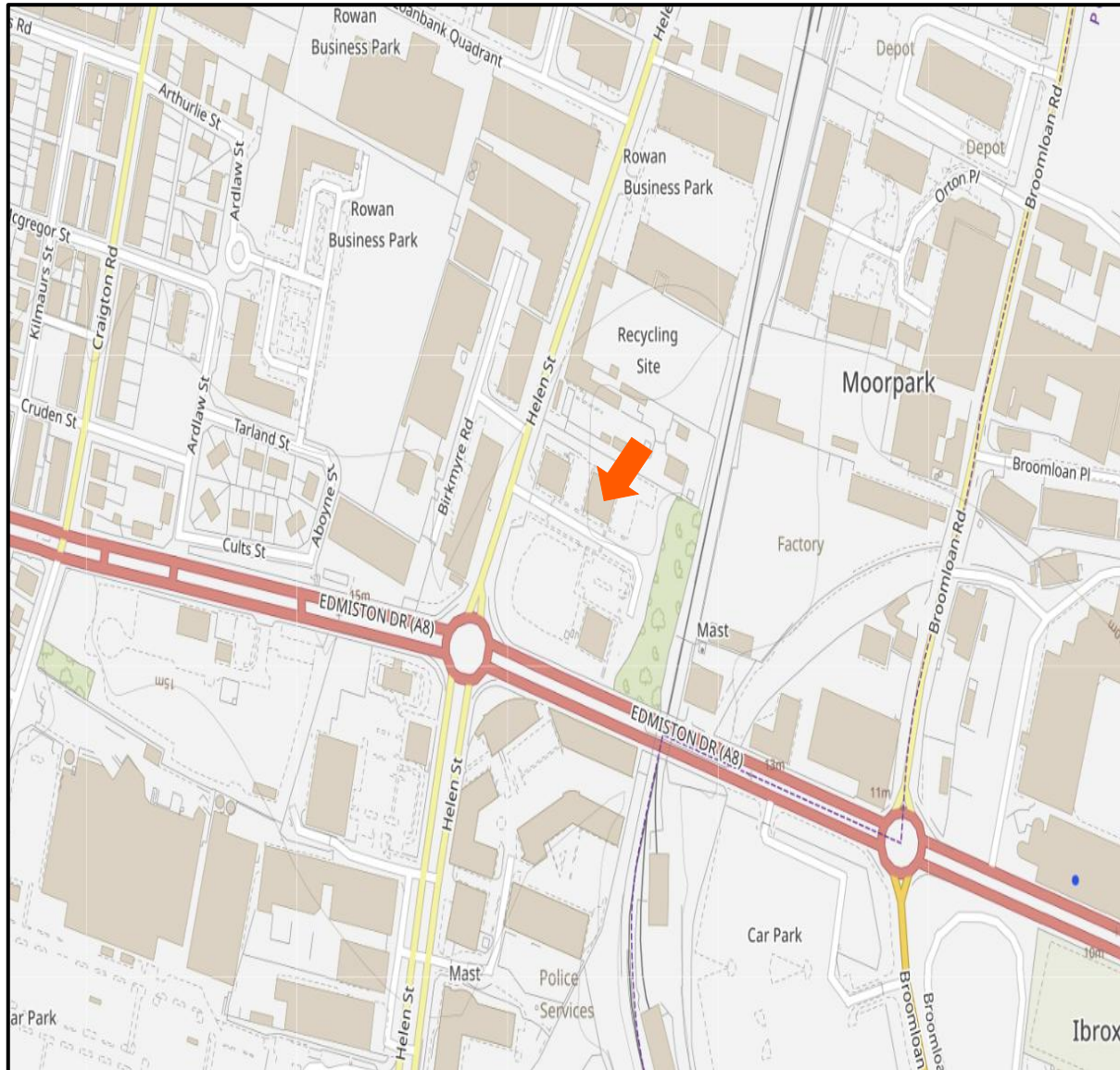
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Location

GROUND FLOOR, PAVILION 2, 363 HELEN STREET,
GLASGOW, G51 3AD



The subjects are located in Govan, approximately 4 miles southwest of Glasgow City Centre, on the southern bank of the River Clyde.

Govan benefits from strong transport links with the M8 motorway located within close proximity, providing direct access into Glasgow City Centre. Ibrox Underground, located 0.6 miles from the subject property, enhances connectivity with the surrounding area and wider Glasgow.

More specifically, the subjects are situated on Helen Street, within Junction 24 Business Park. The surrounding area consist of primarily office-based occupiers including E.ON Control Solutions Ltd, HCS Construction and Energetics UK. Junction 24 Retail Park is also located adjacent to the subject property and offers a variety of national operators including ALDI, Asda and B&M Home Stores.



[CLICK HERE FOR LOCATION](#)



Description

GROUND FLOOR, PAVILION 2, 363 HELEN STREET,
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The subjects comprise a ground floor office suite which forms part of a larger standalone building spanning across ground and first floor. The property benefits from vehicular access via Helen Street and is secured by electric gates.

Internally, the subject consists of a modern open plan office which is able to hold approximately 38 desks which are already in place. The suite benefits from a modern fit-out including carpet floor coverings and a suspended tiled ceiling with motion censored LED tiled lighting throughout. The premise also provides multiple cellular meeting rooms, a dedicated board room, a kitchen/prep area, breakout area and W/C facilities.

The property also provides ample parking provisions with 10 parking spaces, including two electric charging spaces. available for incoming tenants.

ACCOMMODATION

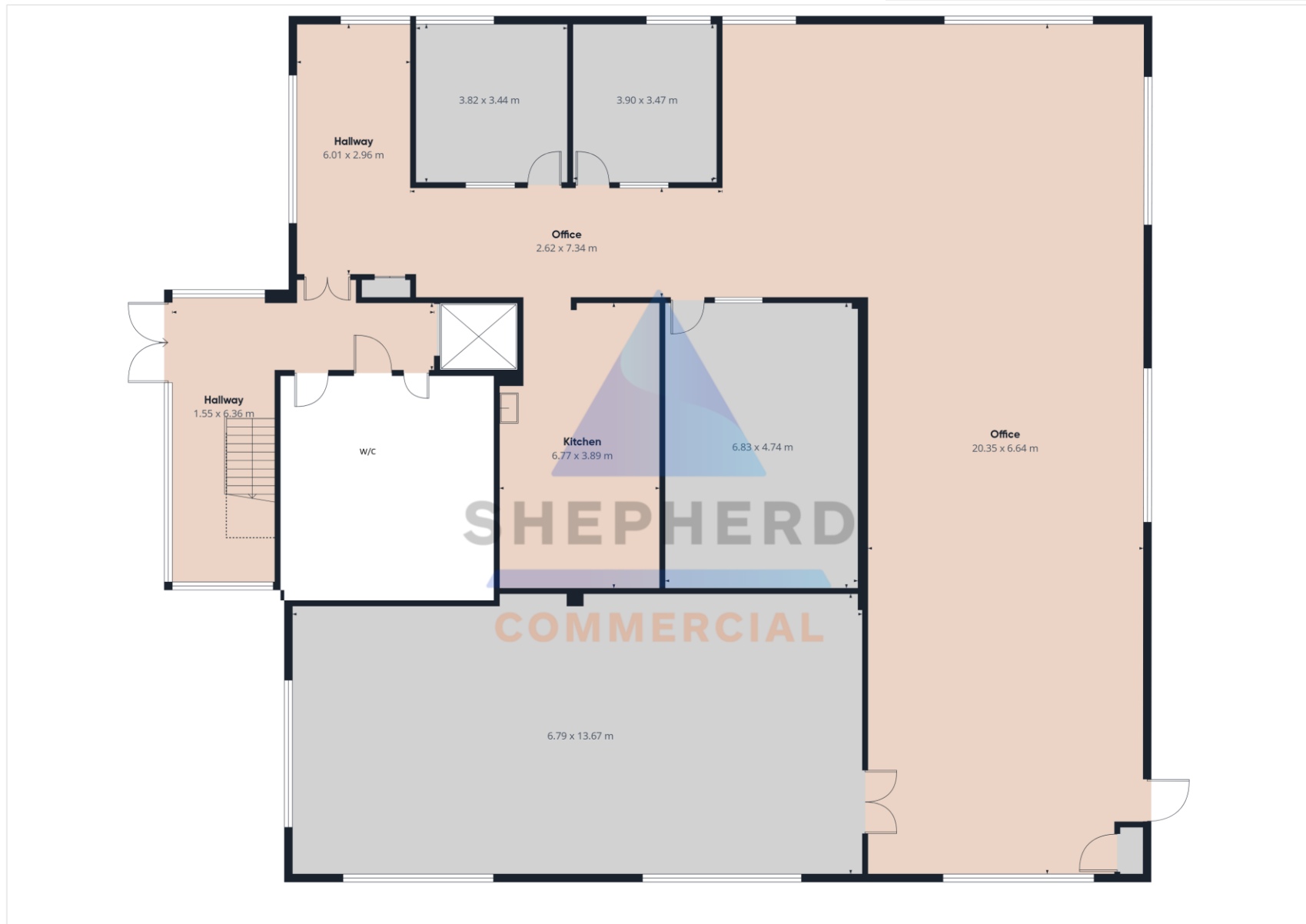
Accommodation	SQM	SQFT
Ground Floor Suite	379.62	4,086
TOTAL	379.62	4,086

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plans

GROUND FLOOR, PAVILION 2, 363 HELEN STREET,
GLASGOW, G51 3AD



The above plan is for indicative purposes only



RENT

Our client is seeking offers in excess of £55,000 per annum by way of sub-let. The current lease runs until 30th April 2029.

Further lease information can be provided upon request.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £45,750. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless stated, all figures quoted are exclusive of VAT



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published: June 2025.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Calvin Molinari

c.molinari@shepherd.co.uk
M: 07920 824 408



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk
M: 07551 173 132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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