



**DESIGN AND BUILD  
OFFICE OPPORTUNITIES  
FOR OWNERSHIP / MAY LET**

*Planning permission secured for additional office pavilions.*

DEVELOPMENT BY:



**JUNCTION 24  
BUSINESS PARK**

IBROX GLASGOW

*High quality established business park location in mature landscaped setting, providing design and build opportunities on four undeveloped plots for companies seeking a bespoke office solution to meet their exact requirements.*

# JUNCTION 24 BUSINESS PARK

Owned by award winning Scottish Developer, Dawn Developments, Junction 24 provides a rare opportunity to obtain a self-contained modern office designed to meet your own specification and requirements.



This exceptional business park, provides a secure business environment. It benefits from direct access to the motorway networks, Glasgow Airport and two subway stations, giving occupiers the balance of a peripheral business location, with fast connections to Glasgow city centre, Braehead Shopping / Leisure Parks and Junction 24 Retail Park.

## OVERVIEW

Dawn Developments has considerable experience in providing bespoke solutions for office occupiers and are currently developing on behalf of Scottish Power their new HQ on St Vincent Street. They also previously built offices for Glasgow City Council on their Collegelands site. They have the necessary expertise to create a high quality office environment built in accordance with the current building regulations and targeting an EPC rating of minimum 'B' rating.

The architects Cooper Cromar are based in Glasgow and have created many award winning office buildings in the city centre and out of town locations like this. The design team once receiving their brief could quickly submit initial proposals for further discussion/development in conjunction with a prospective occupier.

## POTENTIAL ACCOMMODATION

The size of the pavilions can be varied but the existing consent provides for a variety of sizes from 6,000 - 16,000 sq ft with car parking at a ratio of 1:290 sq ft.

## TERMS

The heritable interest of each of the remaining plots is for sale for development of an office pavilion. The sale price for the land is dependent on the size of the plot and proposed development and prices are available upon application.

Alternatively, Dawn will construct a bespoke office pavilion to a final specification to be agreed and in accordance with the occupier's requirements. These bespoke pavilions are available to purchase or are available on a leasing basis. Prices and rentals available upon application and will vary depending on final specification required.

## TERMS CONTINUED

A price would be agreed based on an 'open book basis' of the cost of development to a specification to be agreed, making suitable adjustments for land costs relating to the plot chosen, and a developer's profit.

The property is registered for VAT and accordingly VAT will be payable on the purchase price or rental as applicable. An Estates charge will be payable by the occupier for the upkeep of the common external areas.

Any sale will be dependent on covenant or proof of funding and a deposit will be required.

Any lease agreement will be for a minimum of 10 years duration and subject to covenant.

## FURTHER INFORMATION



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