



*Flexible office accommodation available to let*

# WELLPARK/KIRKHAVEN ENTERPRISE CENTRE

120 SYDNEY STREET, GLASGOW, G31 1JF



GLASGOW  
BUILDING  
PRESERVATION  
TRUST

James Barr

**Wellpark/Kirkhaven Enterprise Centre** comprises the former Wellpark School and Kirkhaven Church. These landmark historic listed buildings are now physically linked and well-established as a business centre. The centre is situated between the City Centre and East End, just off Duke Street.

In addition to the flexible office accommodation, tenants benefit from a staffed reception, shared services, meeting rooms, a children's nursery and off-street car parking. The centre has office suites of varying sizes and current tenants include businesses, charities, social enterprises and a nursery.



**Wellpark/Kirkhaven Enterprise Centre** is owned by Glasgow Building Preservation Trust and managed by James Barr Property Management

## ***Accommodation***

The centre comprises over 40 office units in total, covering 13,000 sq ft of lettable space and spread over 3 levels. Office suites are flexible and vary in size from 110 sq ft to 718 sq ft. Opportunities for multi-space lets are available. All offices are carpeted and double-glazed.

## ***Facilities***

Facilities include off-street car parking, secure entry system, intruder alarm, a staffed reception and passenger lift. Tenants also have access to meeting rooms and photocopying, facsimile, broadband and franking facilities (charged at competitive rates). There is also a nursery based at the centre with qualified staff and an outside play area (Play Away Nursery).

## ***Rent***

Offices are available inclusive of service charge including maintenance and cleaning of common areas, electricity consumption for common areas, heating, security and reception. Occupiers are charged for their own electrical consumption.



## Lease Terms

The accommodation is available to let on flexible, internal repairing only, leases. Rates and any other Local Authority charges will be payable, if appropriate, directly to Glasgow City Council.

## Multi-use

As a well-established enterprise centre offering flexible office space of varying sizes, this accommodation is suitable for businesses, charities, social enterprises and voluntary sector organisations. GBPT, as both the owner and also as an occupier, believes that one of the most important aspects of the centre is its role as a hub for a range of organisations that benefit from shared services.

## Location

Wellpark/Kirkhaven Enterprise Centre is located at the corners of Duke Street, Sydney Street and Wellpark Street. The entrance to the centre is on Sydney Street. From the city centre heading east along Duke Street, the property is on the right hand side, opposite the Tennent's Wellpark brewery. The area is well served by public transport.

## Viewings/Enquiries

For further information or to arrange a viewing, contact **James Barr Property Management** on 0141 300 8000.

**James Barr**



- **staffed reception**
- **shared services**
- **meeting rooms**
- **children's nursery**
- **off-street car parking**





GLASGOW  
BUILDING  
PRESERVATION  
TRUST

# KIRKHAVEN CHURCH AND WELLPARK SCHOOL

A GLASGOW BUILDING PRESERVATION TRUST PROJECT

*Architects: Peddie and Kinnear, 1858 and Architect Unknown, 1867;  
Elder and Cannon, 2003 and 1996. Category A and B Listed respectively*

Glasgow Building Preservation Trust completed the repair and conversion of Wellpark School in 1996 and Kirkhaven Church in 2003. When the Trust became involved with Wellpark School the building was fire-damaged, vandalised and semi-roofless but was successfully converted into an Enterprise Centre which opened in 1996. One of the most striking

features of the school is the square corner tower with domed octagonal bell tower. In 1998 Kirkhaven Church was purchased by the Trust following fire damage in 1996. A link was created with Wellpark and the interior transformed with a modern, multi-level space which contrasts and enhances the elaborate ornate plaster ceiling.

Glasgow Building Preservation Trust is a charitable company limited by guarantee  
Registered Company Number SC079721 • Scottish Charity Number SC015443

The accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein is not guaranteed and is for general guidance only. Prospective purchasers or tenants must not rely on them as statements of fact and must satisfy themselves as to their accuracy. Neither James Barr nor any of their employees has any authority to make or give representation or warranty or enter into any contract whatever in relation to the property. Rents or Prices quoted in these particulars may be subject to VAT in addition. The information provided is presumed to be correct at the time of print – August 2011.