

TO LET OFFICE SUITE

93 CANDLERIGGS

Glasgow, G1 1NP



Key Highlights

- Merchant City Accommodation
- High Quality Existing Fit Out
- Open Plan Layout
- High Level of Natural Lighting
- Demised Shower and Toilet Facilities

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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' in 'savills' being a larger, stylized 'S'. The logo is set against a yellow rectangular background.

Location

Candleriggs is one of the main streets in the Merchant City. The fashionable area sits to the South East of George Square and is one of Glasgow's most vibrant locations. Regarded as the cultural heart of the city, it has recently benefited from a huge surge of local bars, businesses, award winning restaurants, designer shops and cafes.

Linking Ingram Street to the North with Trongate to the South, Candleriggs is one of the main streets and most recognised streets in the Merchant City. Situated directly opposite the property is the internationally renowned Glasgow City Halls, which is now the home of the BBC Scottish Symphony Orchestra. Also opposite is the atmospheric 'Old Fruitmarket' Venue, which along with the Halls received a £13m refurbishment.

Description

The open plan office accommodation is contained within a Category B listed five storey red sandstone building accessed directly from Candleriggs. The security controlled ground floor entrance leads to a passenger lift which provides access to all levels. The office space benefits from excellent floor to ceiling height and natural light provided by large sash & casement windows along the Candleriggs elevation.

The suite benefits from a high quality fit-out which includes two glass partitioned meeting rooms of c.10-12 persons and c.6-8 persons in addition to a high quality kitchen break out. The remainder of the suite is open plan in layout and benefits from demised toilet and shower room facilities.

Accommodation

In accordance with the RICS Property Measurement Standards, we calculate the net internal area of the subjects to be:

| FLOOR | SQ FT | SQ M |
|-----------|-------|--------|
| 3rd Floor | 3,050 | 283.36 |

Rateable Value

The ingoing tenant will be responsible for the payment of local authority rates in the usual manner. We understand the subjects are currently entered into the current valuation rolls as:

3rd Floor - £28,250 (April 2017)

Energy Performance

This property has been graded as Exempt: EPC has been commissioned, will be available in less than 28 days.

Lease Terms

The suite is currently leased until the 21st October 2022. It is our clients wish to sub-let the space for the remainder of their term. The current passing rent is £44,400 per annum.

Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT, registration dues and VAT applicable.

Viewing & Further Information

Strictly by prior arrangement with Savills or alternatively our joint agents.

Contact

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