

**VICTORIA CHAMBERS
142 WEST NILE STREET
GLASGOW, G1 2RQ**



- Open plan offices & studios
- “Loft” style appearance
- Lift access to all floors
- Competitive Rents
- Flexible lease terms

FROM 123.8 M² (1,332 FT²) – 481.7 M² (5,184 FT²)



LOCATION

The property is located within Glasgow which is Scotland's largest city with a resident population of 620,000 people and a catchment population of around 1.4 million. It is now regarded as one of the best working and living environments in the UK, the 5th largest financial and business centre and the 2nd largest retailing sector outside London leading to the city becoming even more appealing to national and international companies.

The offices and studios are located on the east side of West Nile Street between its junctions with Bath Street and Sauchiehall Street. The Buchanan Galleries and pedestrianised shopping parade on Sauchiehall Street lie adjacent to the property providing excellent staff amenity.

Queen Street mainline railway station, Buchanan Street Subway Station and main bus routes that traverse the city are all located within a few minutes walk from the property.

DESCRIPTION

The top floor and 3rd floor offices and studio space within the Chambers building offer good quality affordable accommodation with the following specification:

- Open plan office
- Dedicated male and female toilets
- Dedicated kitchen
- Excellent natural light
- "Loft" style appearance
- Lift access to all floors

ACCOMMODATION

In accordance with the RICS Code of Measuring Practise (6th Edition), we calculate the Net Internal Areas (NIA) to be as follows:

Unit	Area m ²	Area ft ²
3 rd Floor (Front)	134.13	1,444
3 rd Floor (Rear)	338.88	3,648
Top Floor (Front Right)	123.77	1,332
Top Floor (Front Left)	135.29	1,456
Top Floor (Rear)	223.23	2,403
TOTAL	955.30	10,283

RATEABLE VALUE

The rateable value of the available suites can be provided upon request.

ENERGY PERFORMANCE

Energy performance rating equals :

- Unit 3-1 = D
- Unit 3-2 = F
- Unit 4-2 = C
- Unit 4-3 to 4-4 = F
- Unit 4-5 to 4-9 = G

ASKING TERMS

Our client is offering Full Repairing and Insuring leases for a term to be agreed. Further information in respect of the rent and incentives are available upon request.

LEGAL COSTS

Each party will meet their own legal costs with the incoming tenant being responsible for any stamp duty land tax and registration dues.

VAT

All rents, premiums and other charges are quoted exclusive of VAT.

VIEWING

For further information or to arrange a viewing please contact the sole letting agents:-

David Cobban (dcobban@savills.com)
Tel: 0141 222 4101

Savills – 163 West George Street, Glasgow, G2 2JJ

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