



Modern Refurbished Office Accommodation 4th Floor

Property Highlights

- Prominent corner location
- 24/7 access
- 1x passenger lift
- Signage/branding opportunities
- Disabled access
- Great natural light due to corner location

Location

The property is situated at the junction of Bath Street and Renfield Street close to Sauchiehall Street, one of Glasgow's main retail thoroughfares, offering some of Glasgow's best retail and leisure amenities.

Excellent transport links are provided by its close proximity to Queen Street Railway Station, Glasgow Central Railway Station and Buchanan Bus Station.



For viewing and further Information, please contact:

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Description

The property offers refurbished office accommodation accessed via a well lit entrance directly onto Bath Street.

This newly refurbished suite offers the following specification:

- New suspended ceilings
- New LED lighting
- Gas central heating
- Perimeter power and data points
- Refurbished dedicated male and female toilet facilities
- Secure door entry system
- 1x passenger lift to all floors
- DDA Compliant

Accommodation

The available accommodation extends to the following approximate Net Internal floor area.

Floor	Size (sq ft)
4 th Floor	1,536
Total	1,536

Occupational Costs

The annual occupational costs for each suite are as follows:

Occupational Costs	Costs (£ per sq ft)
Rent	£12.50
Business Rates Payable	£6.10
Service Charge	£4.11
Total	£22.71

Energy Performance

The property has an Energy Performance Rating of E.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

Legal Costs

Both parties will be liable for their own legal costs.

Land & Buildings Transaction Tax (LBTT)

The ingoing tenant will pay all Land and Buildings Transaction Tax applicable.

Entry

Upon agreement.

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