





TO LET

1,901 (177 SQ M) - 3,859 SQ FT (359 SQ M)

LOCATION

45 West Nile Street is located in the heart of Glasgow's prime retailing core and leisure circuit. The local restaurant scene boasts such names as Côte, Las Iguanas, Topolabamba, Five Guys, Hard Rock Café, Carluccios and Patisserie Valerie.

The property benefits from on-site car parking and is within a 2 minute walk of Queen Street and Central mainline railway stations and the Glasgow Subway network.

SPECIFICATION

The building benefits from the following:

- Passenger lift
- Modern open-plan office suites within traditional building
- Fully refurbished office suites
- Door entry system
- · Self contained toilet facilities
- Tea preparation area
- High quality contemporary finishes throughout
- Gas fired central heating
- Parking to the rear of the building







ACCOMMODATION

FLOOR	SQ FT	SQ M
Fourth North	1,958	182
Third North	1,901	177
TOTAL	3,859	359

SERVICE CHARGE

A service charge is payable. Details upon request.

TFRMS

Flexible lease terms available.

LEGAL COSTS

The tenant will be responsible for their own legal costs, LBTT and registration fees.

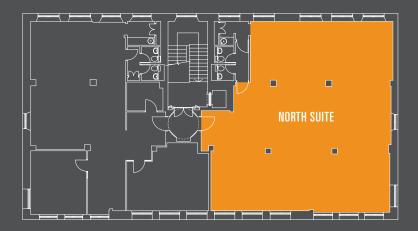
VAT

The building is registered for VAT and will be payable on all outgoings.

EPC

The property has an Energy Performance Certificate rating D.

TYPICAL FLOOR PLAN



FURTHER INFORMATION



Michael Facenna michael.facenna@gva.co.uk T 0141 305 6383 M 07983 994 050



John Grewar john@cargillproperty.com T 0141 248 2859 M 07789 151 218

GVA/Cargill for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, in whole or in part, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of GVA/Cargill has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. January 2018.