

45

WEST NILE STREET
GLASGOW G1 2PT



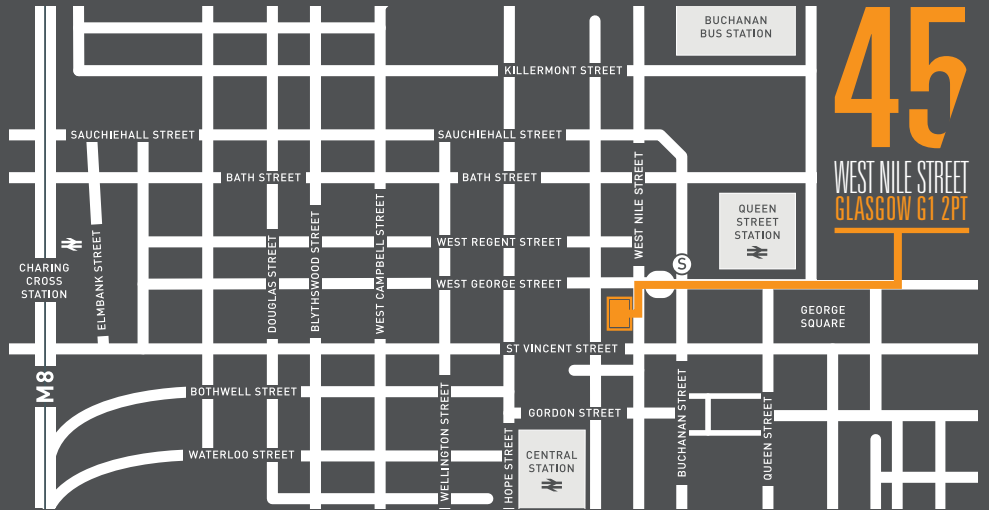
TO LET

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.

TERMS

Flexible lease terms available.

LEGAL COSTS

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

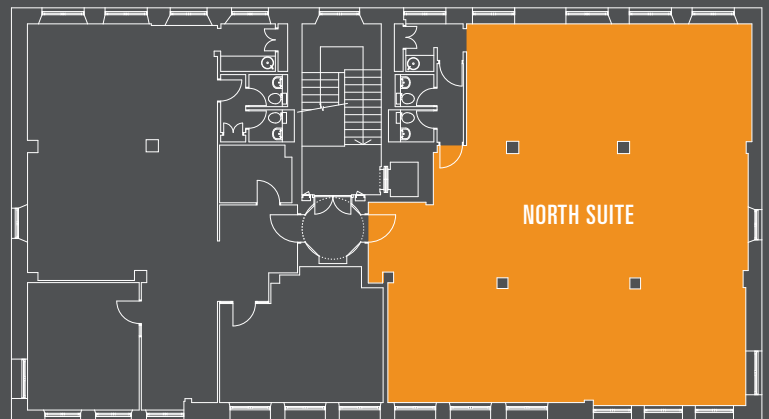
VAT

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