

# TO LET REFURBISHED MODERN OPEN PLAN OFFICE SUITE



**FIRST FLOOR,  
100 BERKELEY STREET  
GLASGOW G3 7HU**

- First floor suite - 2,800 sq ft
- Four car parking spaces

**Cargill**

PROPERTY CONSULTANTS  
**0141 248 2859**

# FIRST FLOOR, 100 BERKELEY STREET

## Glasgow G3 7HU

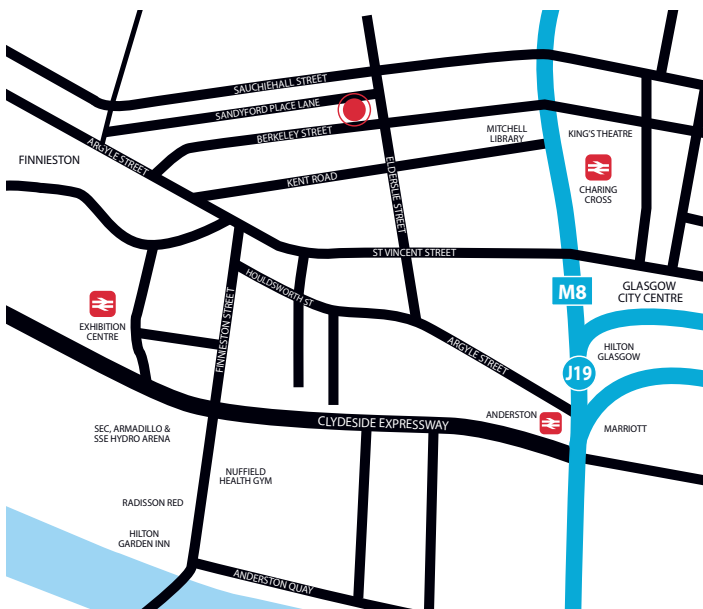
### LOCATION

The subjects are prominently located at the corner of Berkeley Street and Elderslie Street in the Park Area immediately to the west of the city centre.

This is a highly accessible location with the M8 motorway and Charing Cross Station in close proximity.

A popular office location with a large Vodafone campus situated opposite and a number of smaller companies in close proximity.

Staff facilities are available close by with the popular Finnieston area nearby.



### ACCOMMODATION

The suite has a net lettable floor area of 2,800 sq ft (260.13 sq m) approximately.

### CAR PARKING

Four private car spaces are provided adjacent off Sandyford Lane.

### TERMS

The suite is offered on a new full repairing and insuring lease for a term to be agreed.

### RENTAL

The office suite is available at a rental of £40,000 per annum with the car parking available at £4,000 per annum. The rent is payable quarterly in advance.

### RATEABLE VALUE

The suite is presently entered in the Valuation Roll with a rateable value of £27,750.

### VAT

All prices/rentals are quoted exclusive of VAT. VAT will be payable on the rental.

### VIEWING AND FURTHER INFORMATION

For further information contact:

### DESCRIPTION

The subjects comprise a modern open plan self contained first floor office suite accessed via a secure door entry system at ground floor with main stairwell and lift.

The office is generally open plan with two private rooms and store. Toilets and tea prep facilities are also provided. The suite benefits from excellent natural day lighting. The suite will be offered in refurbished condition.

### SPECIFICATION

- Modern open plan floor
- Perimeter trunking with Cat5 cabling
- Double glazed modern windows
- Gas fired central heating
- Private toilets and tea prep
- New carpet tiles
- Suspended ceiling with recessed lighting



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