

# 125

BUCHANAN ST.  
GLASGOW G1 2JA



TO LET REFURBISHED OFFICE ACCOMMODATION 1,184 SQ FT – 2,428 SQ FT

# 125 BUCHANAN ST.

Located in the heart of Glasgow City Centre, 125 Buchanan Street boasts excellent transport connectivity and is on the doorstep of Glasgow's best retail, restaurant and leisure offerings. Glasgow Queen Street, Glasgow Central and Buchanan Subway stations are all just a short walk away.

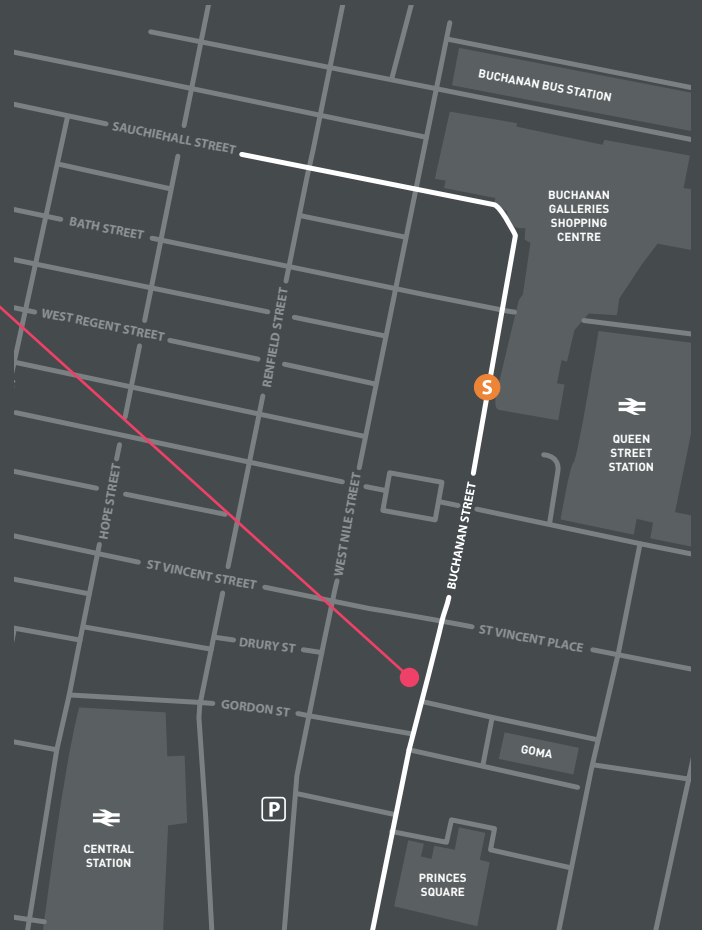


## DESCRIPTION

The available accommodation is positioned on the second and third floors. The second floor South suite is open plan in layout while the third floor North suite offers a reception area with five attractive cellular offices. Both suites are self-contained with their own dedicated toilets and tea making facilities and would suit a range of occupiers.

Specification includes:

- New carpeting & redecoration
- New data cabling installed
- Perimeter power
- Electric heating
- Tea preparation facilities
- Male & female toilets
- Category two lighting



## ACCOMMODATION

The suites have been measured in accordance with IPMS 3 as follows:

— 2F South Suite:	1,184 sq ft	(110 sq m)
— 3F North Suite:	1,244 sq ft	(115.6 sq m)

## TERMS

The suites are available on a suite by suite basis or together, on new Full Repairing and Insuring lease terms to be agreed. Rental terms available on application.

## RATEABLE VALUE

The vacant units qualify for 100% rates relief through the Small Business Bonus Scheme. Incoming occupiers should contact Glasgow City Council to confirm.

## LEGAL COSTS & VAT

Each party will be responsible for their own legal costs incurred in the transaction. However, the ingoing tenant(s) will be responsible for LBTT and any VAT thereafter.

All figures are quoted exclusive of VAT, which will be payable at the prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE

Both suites have an EPC rating of F.

## VIEWING & FURTHER INFORMATION

For viewings and further information please contact:



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