

TO LET OFFICE SUITE

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# 59 CHARLES STREET

Glasgow, G21 2PR



## Key Highlights

- Excellent Motorway Access via Junction 15
- Open Plan Layout with High Level of Natural Light
- Secure On-Site Parking
- Secure Entry System

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[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the "s" in red and the rest in black, set against a yellow rectangular background.

## Location

The property is situated on the north side of Charles Street adjacent to Junction 15 of the M8 Motorway 1.4 miles north east of George Square.

The location benefits from unrivalled access to the national motorway network and access to public transport services on the nearby Robroyston Road (A804) and Springburn Road (A803).

Local amenities are within walking distance and nearby office occupiers include...

## Description

59 Charles Street is a detached office building arranged over ground and first floor levels with secure parking to the rear.

The first floor accommodation provides a flexible open plan floor plate that has been finished with contemporary fittings to a high standard.

The suite benefits from excellent levels of natural light and has a dedicated entrance from the car park which allows the tenant to create a self-contained environment.

## Accommodation

In accordance with the RICS Property Measurement Standards, we calculate the net internal area of the subjects to be:

AREA	SQ FT	SQ M
First Floor	2,702	251.00

## Rateable Value

The incoming tenant will be responsible for the payment of local authority rates in the usual manner. We understand the subjects are currently entered into the current valuation rolls as:

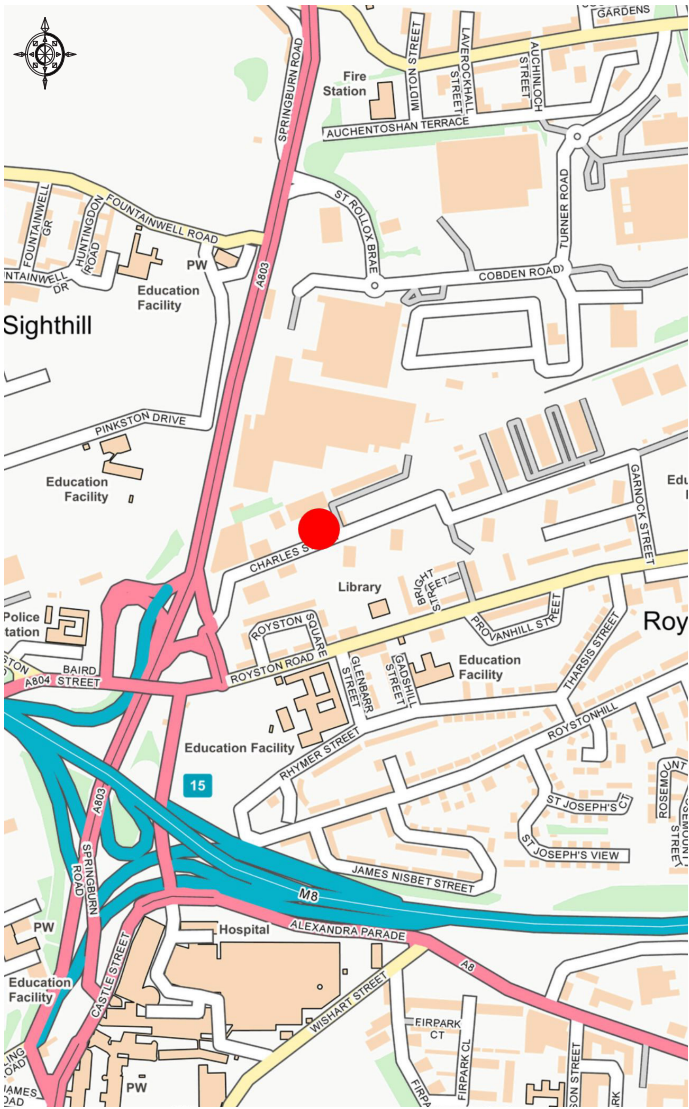
1st Floor	£25,250	April 2017
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## Energy Performance

An EPC is available on request.

## Lease Terms

Terms on application.



## Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT, registration dues and VAT applicable.

## Viewing & Further Information

Strictly by prior arrangement with Savills.

## Contact

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