

# To Let

## Third Floor

### 18 Blythswood Square Glasgow G2



- Prestigious office location
- 2,455 sq ft
- Excellent access to M8 motorway

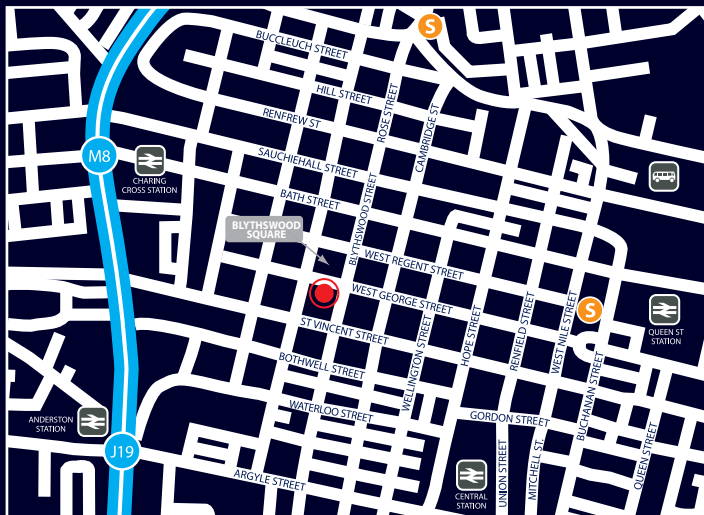
**Cargill**  
PROPERTY CONSULTANTS  
**0141 248 2859**

# To Let

## 545 Sauchiehall Street Glasgow G2

### LOCATION

Blythswood Square is a prestigious office location boasting a number of high profile occupiers including Tenon, Scottish Friendly and Nat West. The recent completion of the development of the former Royal Scottish Automobile Club in to a prestigious hotel has further enhanced the location.



### DESCRIPTION

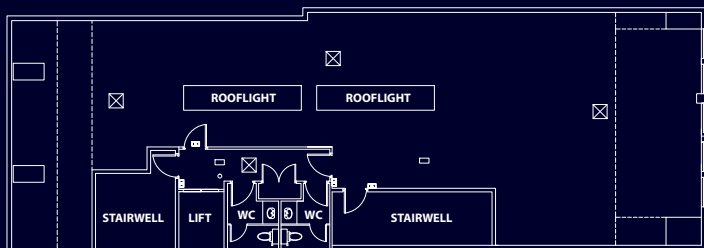
The building comprises an impressive redeveloped office building on the south side of the square. The suite is accessed via the ground floor entrance which provides direct access to the main stairwell and lift. A commissionaire is situated in the entrance. A secure door entry system provides out of hours access.

### ACCOMMODATION

The suite provides a modern open plan suite with raised access floors in part, perimeter heating and comfort cooling. The suite is being comprehensively refurbished and will be presented in walk in condition.

The suite extends to 2,455 sq ft approximately.

### FLOOR PLAN



### LEASE

The accommodation is available on new full repairing and insuring leases for a term to be agreed.

### RENTAL

The suite is available at a rental of £40,500 per annum.

### MISDESCRIPTIONS

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Date of publication June 2010.



### RATES

The ingoing tenant will be liable for all rates levied on the suite.

### SERVICE CHARGE

The ingoing tenant will be liable for an equitable proportion of the common charges for the building

### LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant responsible for Stamp Duty Land Tax and Registration Fees as appropriate.

### VAT

All rents are quoted exclusive of VAT.

### VIEWING & FURTHER INFORMATION

By appointment with the sole letting agents:



John Grewar  
Cargill Property Consultants  
john@cargillproperty.com