



Cost Effective City Centre Office Suite

Suite 3/8, 3rd Floor, 65 Bath Street, Glasgow G2 2BX

Location

The property forms part of a substantial city centre office block, situated on the south side of Bath Street at the junction with Hope Street. The property is therefore situated a short distance to the south of Sauchiehall Street and fronts onto busy public transport routes on both Hope Street and Bath Street.

The immediately surrounding occupiers include Santander, Beti Reilly Hairdresser, Leeds Permanent, Lavery & Co Chartered Accountants and Drummond Miller Solicitors.

Description

The property comprises a third floor office suite within a 4 storey and semi-basement corner office building. The main walls are sandstone slated and the roof is slated.

The offices are served by a passenger lift and the entrance foyer with access corridor has been freshly decorated.

Accommodation

The accommodation comprises a good sized entrance/reception with secretaries/meeting rooms partitioned off. The reception leads to a well-fitted board room, together with a private office and storage area.

Ladies and gents staff toilets and tea prep are located to the landing areas.

The offices are carpeted throughout, heating is provided by electric storage radiators and the suite has excellent visibility to Bath Street.

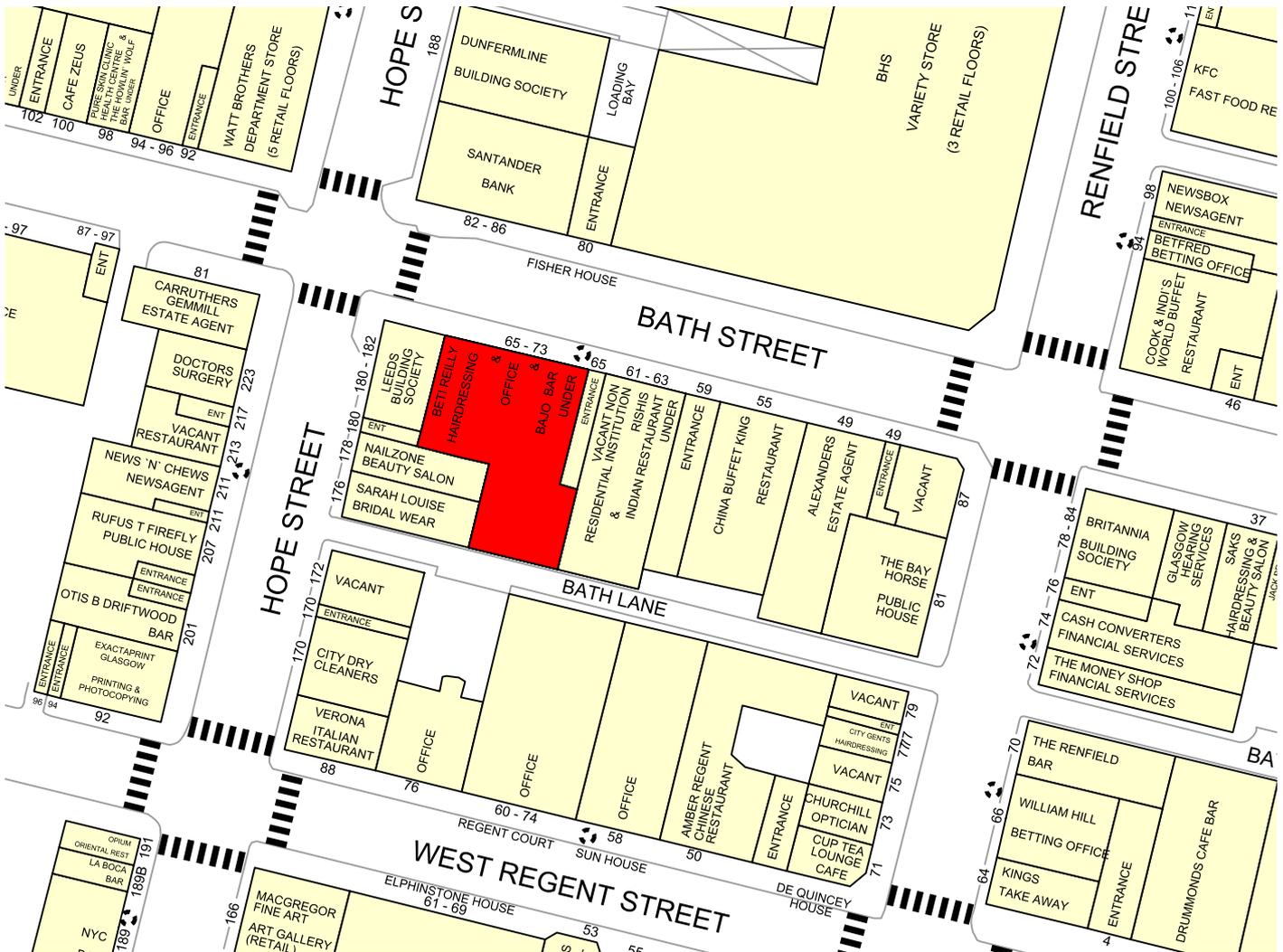
There are some office furnishings that are included in the rental.

Floor Area

765 sq ft (71 sq m).

Rent

Offers over £6,250 pa are invited.



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Rateable Value

Rateable Value £7,100.

No rates payable to qualifying occupiers under the Small Business Bonus Scheme.

Lease Terms

A normal Full Repairing and Insuring Lease is anticipated, for a negotiable term, although a 5 year period is envisaged.

VAT

All figures are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT.

Energy Performance Certificate

A copy of the EPC can be provided on request.

Viewing

James G McManus

jim@lapsleymcmanus.com

Marc Erunlu

marc@lapsleymcmanus.com

Allan T Lapsley

allan@lapsleymcmanus.com

Lapsley McManus Property Consultants

72 Waterloo Street, Glasgow G2 7DA

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