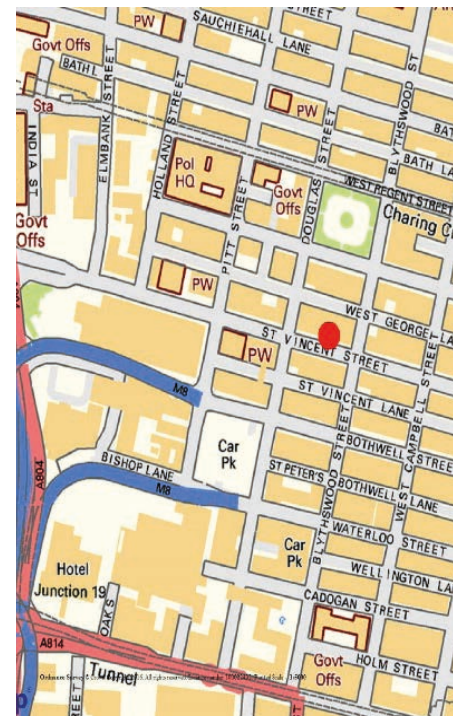


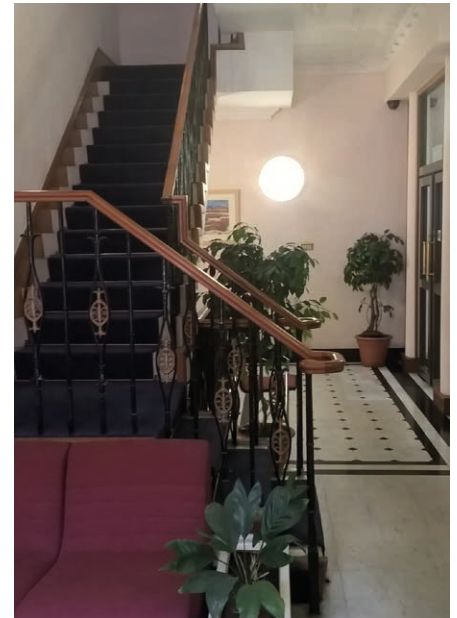


229 St Vincent Street, Glasgow, G2 5QY

The subjects comprise an open plan office, which form part of a converted Category 'B' Listed Georgian townhouse, of traditional blonde sandstone construction, with modern extension to the rear.

- Prime traditional office location
- Category 'B' listed building
- Excellent transport links and local amenities
- New FRI Lease Available
- Accommodation Approximately 1,200 sq ft.





LOCATION

The property is located on the south side of St Vincent Street within the heart of Glasgow City Centre. The surrounding area provides an attractive business location with a mixture of converted townhouses and modern purpose built-office blocks.

The subjects benefit from excellent access to public transport with Junction 19 of the M8 close by providing easy access to the motorway network. The local and national rail networks can be accessed from Glasgow Central Station which is less than five minutes' walk and the surrounding area also enjoys an abundance of retail amenities. The property is also well located to benefit from nearby transport links at Charing Cross and Glasgow Queen Street Station.

DESCRIPTION

The subjects comprise an open plan office, which form part of a converted Category 'B' Listed Georgian townhouse, of traditional blonde sandstone construction, with modern extension to the rear. The building has frontage onto St Vincent Street, which provides a communal main door access into an impressive shared stairwell with traditional period features. A shared passenger lift also provides access to the upper levels.

The 2nd floor office layout is predominantly open plan with a partitioned boardroom and separate office space. The fit out is to a very good standard with raised access flooring finished with carpet tiles, Cat5 cabling and air conditioning. Access to shared kitchen facilities and separate male and female toilets is provided on the second-floor level via the common landing.

ACCOMMODATION

The property has been measured in accordance with RICS Property Measurement Professional Statement (1st Edition), we calculate the following approximate floor areas:

Second floor: 1,200 sq ft (111.51 sq m)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

Offers in the region of **£16,000** per annum are invited.

RATING ASSESSMENT

The subjects are entered in the current valuation roll as **£14,100**.

Qualifying occupiers would therefore currently benefit from 100% rates relief.

SERVICE CHARGE

We understand that the current service charge for the subjects equates to £4.18 per sq ft.

Further details can be made available upon request.

VAT

Unless otherwise stated, all figures, prices etc are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald:

To arrange a viewing contact:



Innes Flockhart

Surveyor

innes.flockhart@g-s.co.uk

0141 567 5361



Mark Gillies

Associate

mark.gillies@g-s.co.uk

07787 291 149

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2017