



## Good Quality Office Accommodation

### Property Highlights

- Prominent building visible from M8 motorway
- Dedicated on site parking
- 24 / 7 access
- Commissionaire manned reception
- 2x10 person passenger lift
- Previous tenant fit-out including private/meeting rooms and kitchen facilities

### Location

City Point 2 is situated approximately 1 mile north of Glasgow City Centre and under 10 minutes walking distance from Glasgow's CBD, public transport hubs and amenities.

The building occupies a prominent position overlooking the M8 Motorway, immediately adjacent to Junction 16 proving excellent motorway access to Scotland's central motorway network.

For viewing and further Information, please contact:

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## Description

The property offers good quality office space in a prominent location, with excellent access to M8 motorway network.

The office accommodation provides the following specification:

- Existing tenant fit out including a series of offices, meeting rooms and kitchen facilities
- Open plan floorplate
- Air conditioning
- Suspended ceiling with recessed lighting
- Full raised access floor
- 7x car parking spaces
- Feature double height reception
- Commissionaire manned reception
- 2x10 person passenger lifts

## Accommodation

The available accommodation extends to the following approximate Net Internal floor area

| Floor        | Size (sq ft) |
|--------------|--------------|
| 3rd          | 8,268        |
| <b>Total</b> | <b>8,268</b> |

## Occupational Costs

The occupational costs are as follows:

| Unit                  | Cost (per sq ft) |
|-----------------------|------------------|
| Rent                  | £18.00           |
| Service Charge        | £8.30            |
| Local Authority Rates | £6.16            |
| <b>Total</b>          | <b>£25.72</b>    |

## Energy Performance

Upon application.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

## Legal Costs

Both parties will be liable for their own legal costs.

## Land & Buildings Transaction Tax (LBTT)

The ingoing tenant will pay all Land and Buildings Transaction Tax applicable.

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