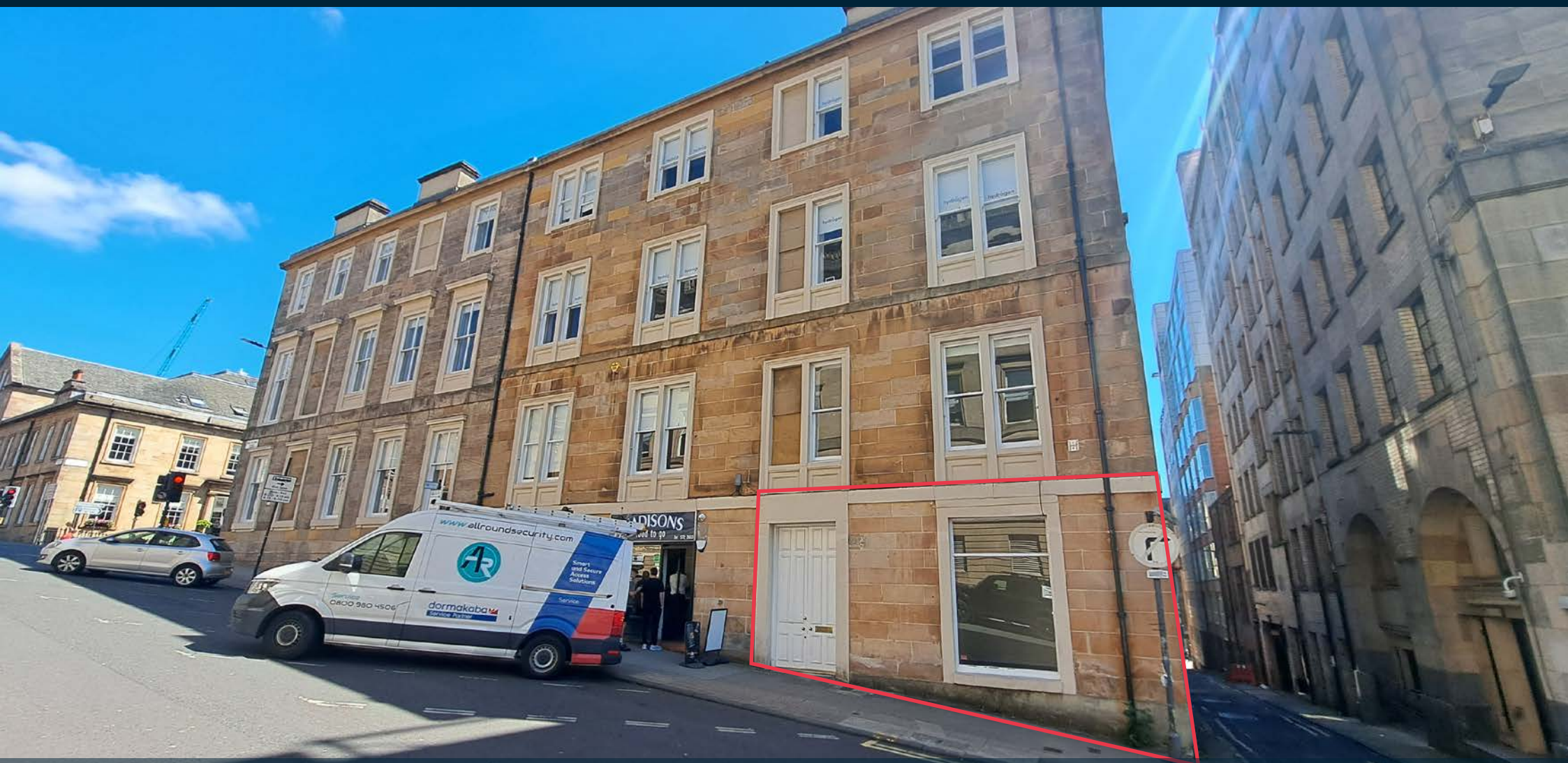


TO LET
OFFICE / STUDIO / CLINIC

 **GRAHAM
SIBBALD**



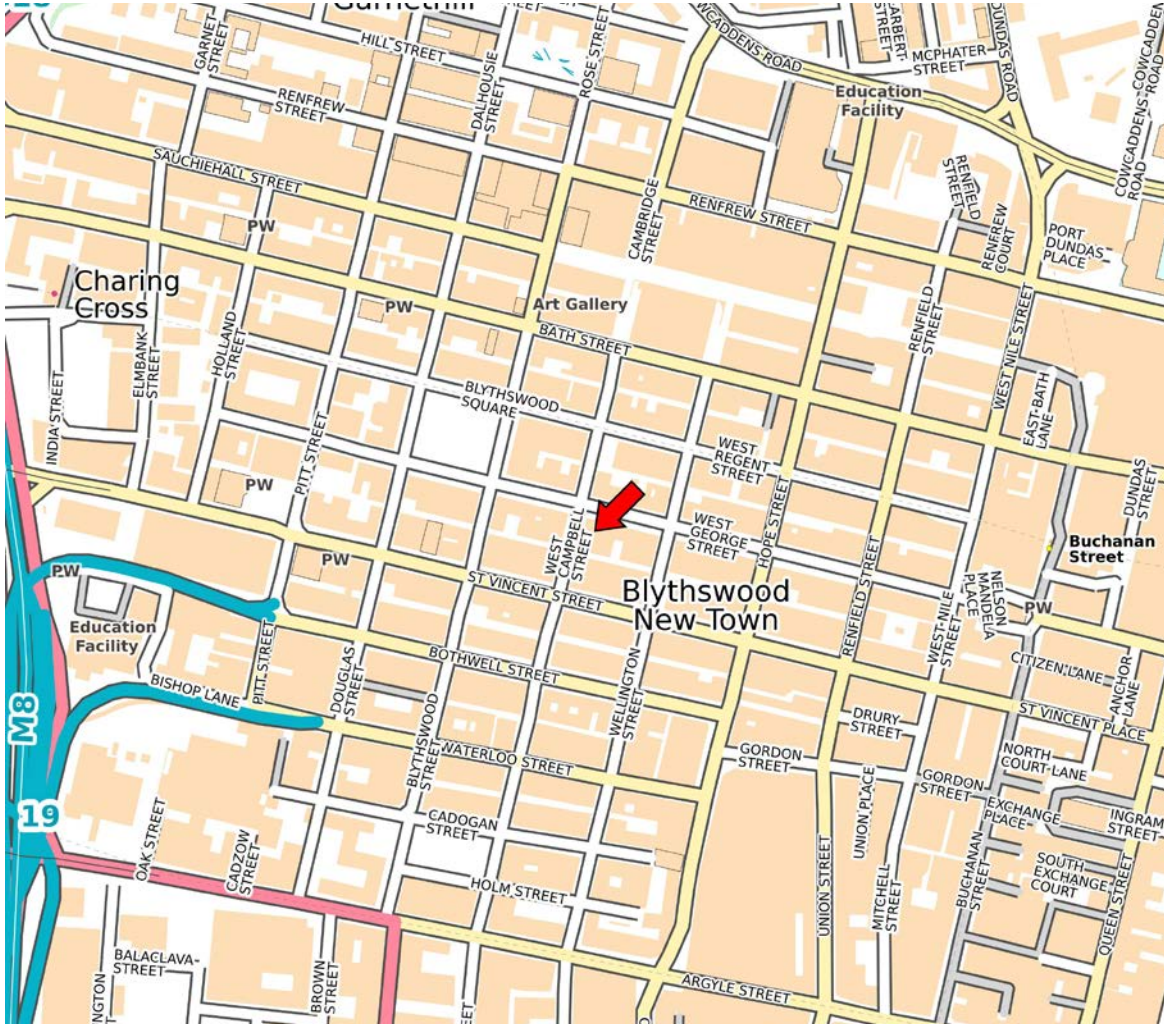
**104 West Campbell Street
Glasgow**

- Rarely available main door office/studio in the heart of Glasgow's core CBD
- Prominent corner position
- Modern fit-out suitable as an office / studio / clinic
- Potential for 100% rates relief, subject to status
- Extends to approximately 62.82 sq.m. (676 sq.ft.)
- Rental offers in excess of £12,000 per annum

LOCATION

Glasgow is Scotland's largest city with a resident population in excess of 670,000 people. The property is located in a prominent position with superb frontage onto West Campbell Street in the heart of the Central Business District.

The street crosses some of Glasgow's busiest streets such as West George Street, St Vincent Street and Bothwell Street. Neighbouring occupiers include Madison's, Gamba, 200 St Vincent Street, Kimpton Blythswood Hotel, Blythswood Square and numerous occupiers like Skyscanner and Mactaggart & Mickel Homes.



DESCRIPTION

The property comprises a well proportioned main door office in an excellent corner position. The large window fronting West Campbell Street not only maximises the natural light to the accommodation, but also provides a prime marketing opportunity.

While the property was most recently used as an office, the layout, position and size, help lend itself to a variety of other uses. The property benefits from gas central heating with perimeter radiators, male and female toilets, kitchen and perimeter trunking for data and power.

ACCOMMODATION

The property provides the following Net Internal Floor Areas

Floor	Sq Ft	Sq M
Ground	676	62.82

Measured in accordance with the RICS code of measuring practice

TERMS

The subjects are offered on a long-term Full Repairing and Insuring lease incorporating regular rent reviews.

Our client is seeking offers in excess of £12,000 per annum.

RATING

The subjects are entered in the Valuation Roll with a proposed Rateable Value of £8,600 from 1 April 2026.

The poundage rates for 2026/2027 is £0.481 in the pound.

The ingoing tenant is likely to benefit from 100% rates relief, subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

EPC

Available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

Each party is to pay their own legal costs and the Tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.



To arrange a viewing please contact:



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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. Date Published: June 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

