

TO LET

Fully Fitted Office Suite

FIRST FLOOR, 176 BATH STREET, GLASGOW, G2 4TB

- NIA: **292.58 sq m (3,149 sq ft)**
- Prime office location
- Excellent public transport links
- Existing fit out allowing for immediate occupation
- 2 minute drive from Glasgow's motorway network
- One car parking space
- **Office suite must be viewed**
- Rent **£38,000 pax**

VIEWING & FURTHER INFORMATION:

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T: 0141 331 2807

www.shepherd.co.uk

LOCATION

The subjects are situated on the north side of Bath Street within Glasgow city centre located close to Sauchiehall Street and Buchanan Street, which are two of the main principal shopping streets within the city.

The surrounding area contains a mixture of retail, leisure and office uses with a number of professional organisations such as solicitors, accountants and architects situated nearby.

The property is conveniently located for access to Buchanan Street Underground Station and both Queen Street and Glasgow Central train stations, making this an ideal location for staff commuting to work. The subjects also benefit from a car parking space within a secure garage, with additional car parking located nearby within Buchanan Galleries Shopping Centre Car Park and Q Park.

DESCRIPTION/ACCOMMODATION

The subjects provide split level first floor office accommodation within a traditional 3 storey and attic blonde sandstone building to the front, and to the rear is a modern extension which is in keeping with the original building.

The office accommodation is split between the traditional and modern building. Access to the building is obtained by means of an attractive reception foyer. A controlled entrance door leads to an internal staircase and passenger lift. Internally the suite provides an attractive office space which is ready for immediate occupation and benefits from existing fit out. The office space has been finished to a high standard throughout and benefits from the following specification:

- Raised access flooring
- Shower facility and high specification WCs
- 6 glass partition offices
- Comfort cooling
- Ceramic tiles floors and carpet floor covering
- 1 garage car parking space

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RENT

We are seeking to lease the premises on the basis of a full repairing and insuring lease incorporating regular upwards only rent reviews at rental offers in excess of **£38,000 pax.**

RATING

The premises are entered in the current Valuation Roll with a rateable value of £47,250. **Actual rates payable equates to £22,019 per annum.** Any new tenant has a right to appeal the current business rates within 6 months of occupation of the suite.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

VAT

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

LEGAL COSTS

Please note that each party is responsible for their own legal costs relative to the transaction.

VIEWING

For further information or viewing arrangements please contact the sole agents:

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