

To Let

—
Empire House
131 West Nile Street
Glasgow
G1 2RX

3rd Floor (Part) - 2,109 sq ft (195.93 sq m)

4th Floor (Part) - 1,396 sq ft (129.69 sq m)



Situated on the corner of West Nile Street and Sauchiehall Street, Empire House is one of the most “staff friendly” locations in Glasgow city centre with fantastic shops, restaurants and leisure amenities on its doorstep.

- ◆ Modern open plan offices
- ◆ Contemporary entrance
- ◆ Full-time commissionaire
- ◆ On site secure car parking
- ◆ DDA compliant
- ◆ Security Door Entry System
- ◆ Gas central heating
- ◆ Perimeter Trunking
- ◆ Suspended ceilings with LED lighting/recessed modern lighting
- ◆ Shared tea prep on each floor

Lease Terms

The suites are available on new full repairing and insuring lease terms for a term to be agreed.

Accommodation

Suite	Size (sq. ft.)
3rd (part)	2,109 sq. ft.
4th (part)	1,396 sq. ft.

Car parking and shower facilities are located at basement level.

Rent

The quoting rent is £14.00 per sq. ft.

Rateable Value

Ingoing occupiers will be liable for any local authority rates as a result of their occupation.

Service Charge

A service charge is payable in relation to items of common expenditure. Details upon request.

VAT

VAT will be payable as the property is registered for VAT.

EPC

Details available on request

Viewing & Further Information

Please contact the agents below for further information or arrange any viewings.



For further information or an appointment please contact:

Michael Facenna

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Avison Young

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