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# 45

WEST NILE STREET  
GLASGOW G1 2PT

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**TO LET**

1,901 (177 SQ M) - 3,859 SQ FT (359 SQ M)

# LOCATION

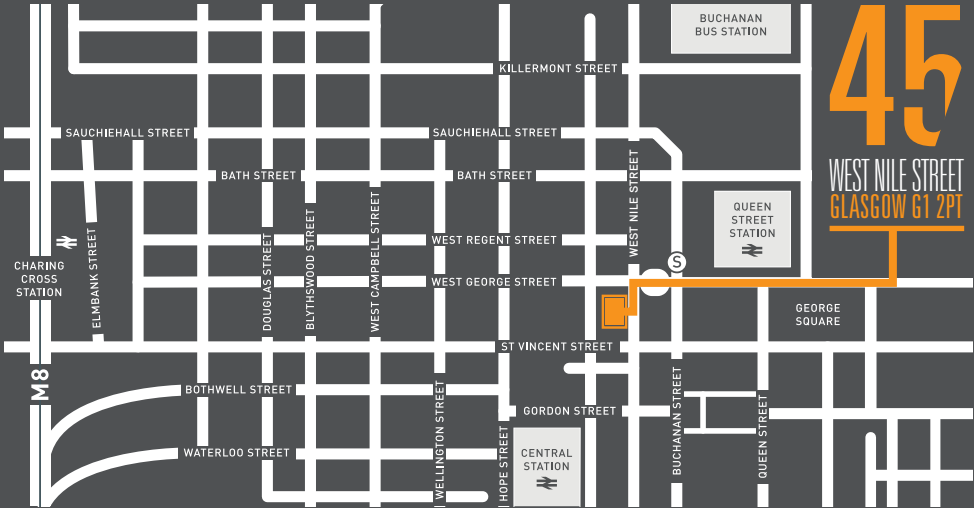
45 West Nile Street is located in the heart of Glasgow's prime retailing core and leisure circuit. The local restaurant scene boasts such names as **Côte**, **Las Iguanas**, **Topolabamba**, **Five Guys**, **Hard Rock Café**, **Carluccios** and **Patisserie Valerie**.

The property benefits from on-site car parking and is within a 2 minute walk of Queen Street and Central mainline railway stations and the Glasgow Subway network.

# SPECIFICATION

The building benefits from the following:

- Passenger lift
- Modern open-plan office suites within traditional building
- Fully refurbished office suites
- Door entry system
- Self contained toilet facilities
- Tea preparation area
- High quality contemporary finishes throughout
- Gas fired central heating
- Parking to the rear of the building



# ACCOMMODATION

FLOOR	SQ FT	SQ M
Fourth North	1,958	182
Third North	1,901	177
TOTAL	3,859	359

# SERVICE CHARGE

A service charge is payable. Details upon request.

# TERMS

Flexible lease terms available.

# LEGAL COSTS

The tenant will be responsible for their own legal costs, LBTT and registration fees.

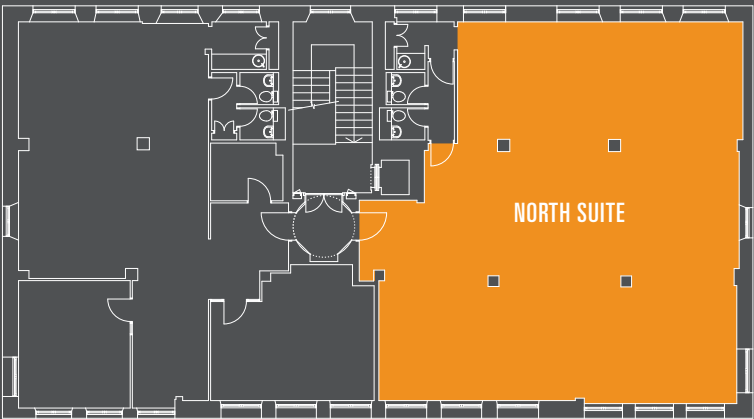
# VAT

The building is registered for VAT and will be payable on all outgoings.

# EPC

The property has an Energy Performance Certificate rating D.

# TYPICAL FLOOR PLAN



# FURTHER INFORMATION

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