

AVISON YOUNG

TO LET

3rd floor (part) - 2,109 sq ft (195.93 sq m)

Empire House
131 West Nile Street
GLASGOW
G1 2RX



0141 300 8000
avisonyoung.co.uk

Situated at 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
- ◆ New contemporary entrance hall
- ◆ Full time commissionaire
- ◆ On site secure car parking
- ◆ DDA compliant
- ◆ Security Door Entry System
- ◆ Gas Central Heating
- ◆ Perimeter Trunking
- ◆ Shared tea prep on each floor.

Lease Terms

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

Accommodation

| Suite | Size (sq. ft.) |
|------------|----------------|
| 3rd (part) | 2,109 sq. ft. |

Car parking and shower facilities are located at basement level.

Rent

The quoting rent is £14.00 per sq ft.

Rateable Value

The rateable value requires to be re-assessed on occupation. The current rates payable per square foot is circa £4.73 per sq ft.

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.



For further information please contact:

Michael Facenna

0141 305 6383.

michael.facenna@avisonyoung.com

Paul Broad

0141 305 6382

paul.broad@avisonyoung.com

Avison Young

206 St Vincent Street, Glasgow, G2 5SG

Avison Young is the trading name of GVA Grimley Limited. ©2017 GVA

January 2018 File number: 068705285

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.