

# Ryden

TO LET

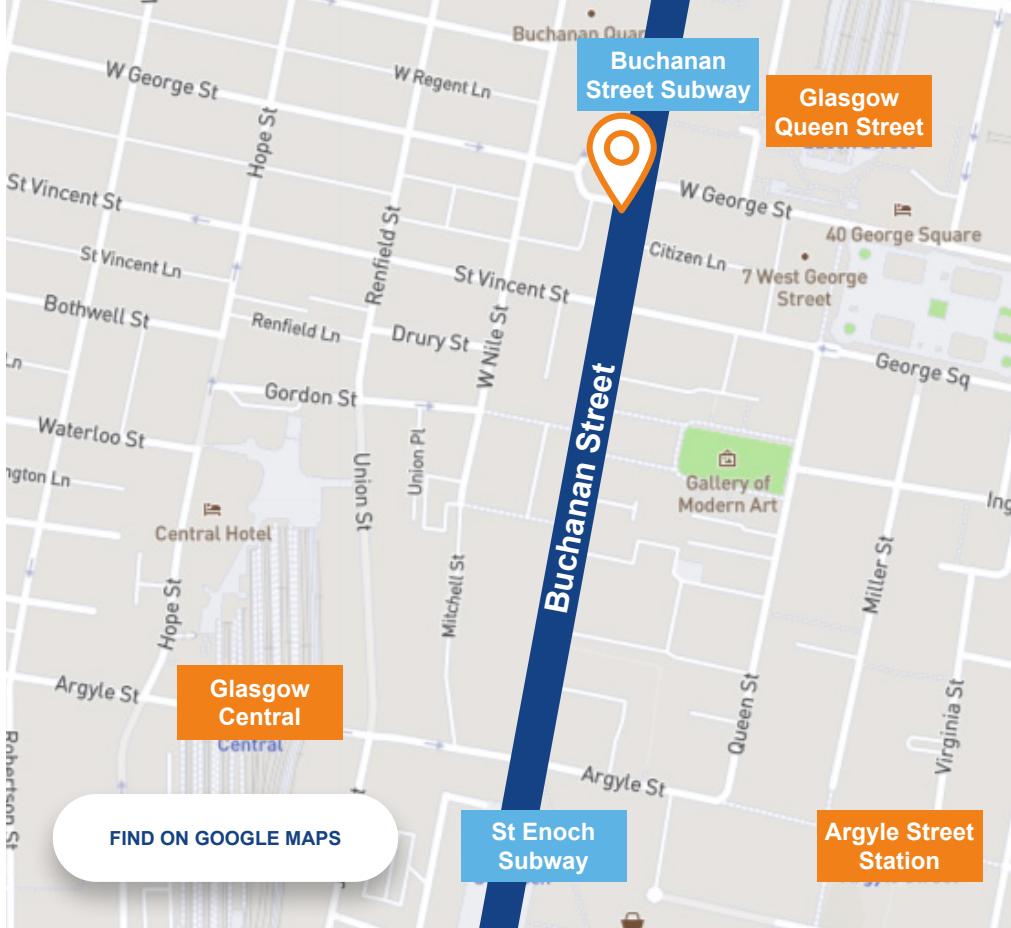
OFFICE ACCOMMODATION  
667 SQ M (7,184 SQ FT)



STOCK EXCHANGE  
COURT  
77 NELSON  
MANDELA PLACE  
GLASGOW  
G2 1QY

FULL FLOOR WITH  
POTENTIAL TO SUB DIVIDE  
SOON TO BE REFURBISHED  
CLOSE PROXIMITY TO  
PUBLIC TRANSPORT LINKS  
TOP FLOOR ARRANGED  
AROUND TWO LIGHTWELLS

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



## LOCATION

The property is located on the corner of Buchanan Street and Nelson Mandela Place in the heart of Glasgow city centre, providing excellent public transport links with Queen Street, Glasgow Central and Argyle Street railway stations as well as Buchanan Street subway within close proximity.

The M8 motorway can be accessed within a 5 minute drive, providing links to 3 international airports within less than an hours drive as well as direct access to north, south, east and west of Scotland through its connections to M74, M73, M77 and M80.

## DESCRIPTION

Office accommodation in the heart of Glasgow city centre. Stock Exchange Court is being refurbished imminently to provide modern office space.

- Lift access to the 5th floor
- Buzzer entry
- All electric
- Exposed ceiling
- New LED lighting
- Two central fully glazed lightwells
- Naturally ventilated
- Kitchen
- Meeting rooms
- Showers

## ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
5TH FLOOR	667	7,184

## RENT

On application.

## LEASE TERMS

The subjects are available on a new Full Repairing and Insuring lease on a flexible basis.

## EPC

EPC rating A.

## RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll.

## ENTRY

Upon agreement.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

**EXCELLENT  
OPPORTUNITY  
IN THE HEART  
OF GLASGOW  
CITY CENTRE**





**STOCK EXCHANGE  
COURT  
77 NELSON  
MANDELA PLACE  
GLASGOW  
G2 1QY**

**TO LET  
OFFICE SPACE  
667 SQ M  
(7,184 SQ FT)**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

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