

Ryden.co.uk

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130 St Vincent Street, Glasgow. G2 5HF
Tel: 0141 204 3838 Fax: 0141 204 3554

To Let Office Space



Ingram House,
227 Ingram Street,
Glasgow City Centre

- 1,218 sqft
- Flexible lease terms.

Viewing / Further Information

By contacting the sole letting agent.

Gary MacConnell,
Ryden LLP,
130 St Vincent Street,
Glasgow
G2 5HF

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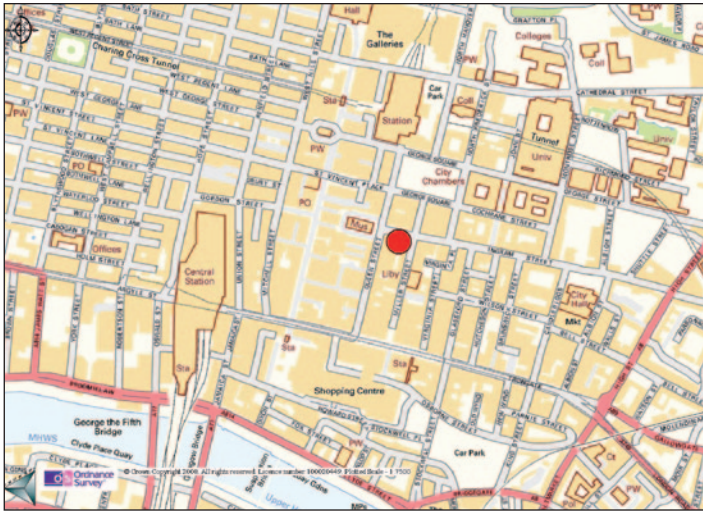
Glasgow
0141 204 3838

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Location

Ingram House is located within the city centre of Glasgow on the corner of Ingram Street and Miller Street. Convenient access is provided to the city's extensive retail, leisure and public transport facilities with both Queen Street and Glasgow Central train stations located a short walk away.

Ingram Street itself provides a combination of office, high end retail and leisure facilities including the Corinthian Bar and Restaurant and a selection of exclusive stores contained within the Italian Centre.

A selection of public car parking is available within the city centre with the nearest facilities situated on Mitchell Street and Glassford Street.

Description

Ingram House is a prominent office building providing good quality accommodation over ground and five upper levels. The available suite comprises open plan office accommodation. Specification features are as follows:

- Suspended ceilings with recessed lighting.
- Carpet covered flooring.
- Perimeter power points.
- Tea preparation points
- Central heating
- Access via high quality entrance foyer.
- On-site commissionaire.
- Male and female toilet facilities on each floor.
- Disabled person access.

Accommodation

In accordance with the current RICS Code of Measuring Practice (6th Edition), we calculate the net internal area of the available suite to be 1,218 sq ft.

Rental / Lease Terms

The suite is offered on the basis of a new Full Repairing and Insuring lease for a term to be agreed. The rental is available upon application.



VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT. The intending lessees 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 together with any Stamp Duty, Land Tax, Recording Dues and VAT which may be incurred.

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