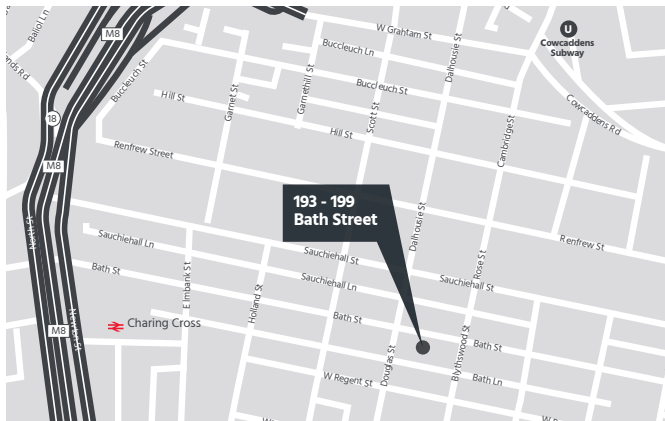




193 – 199 BATH STREET, GLASGOW, G2 4HU
TO LET – REFURBISHED OFFICE ACCOMMODATION
1,826 – 5,917 SQ FT WITH PARKING



Location

- Prominent corner position on south-side of Bath Street at its junction with Douglas Street
- Popular business district
- Principal bus route
- Close proximity to Cowcaddens subway station and all Glasgow train stations
- Main retail areas within a five minute walk
- Easily accessible from the M8 Motorway via Junctions 17, 18 and 19
- Occupiers in the building include Speyside Whiskey Distillers, Scotlandart.com Gallery, Brightwork Recruitment, 920 Recruitment and Keltbray

Description

193 – 199 Bath Street comprises a five storey Georgian A Listed end terraced townhouse with offices over ground and three upper floors benefitting from the following specification.

- Suspended ceiling with LG7 lighting
- Mixture of raised access floors & perimeter trunking
- Gas central heating
- Communal Male & Female Toilets
- Tea Preparation areas
- 1 x passenger lift
- Secure door entry system
- Parking available to the rear of the building

Availability

Description	Area (sq ft)
Suite 3, 2nd Floor	1,826
3rd Floor (Top)	4,091
Total	5,917

Six tandem car parking spaces are available to the rear of the building.

Terms

Available by way of new FRI leases on terms to be agreed

Rateable Values

Suite 3, 2nd Floor	£22,500
3rd Floor (Top)	£58,000

Quoting Rents

Available on request.

EPC

Available on request

Legal Costs / Stamp Duty and VAT

Each party will bear their own legal costs in connection with any transaction, with the tenant responsible for any Stamp Duty or Recording Dues. All prices quoted are exclusive of VAT.

Viewing & Further Information

Strictly by appointment via the sole agents Gerald Eve LLP;

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