



Modern Office Accommodation Ground and 4th Floor suites available

Property Highlights

- Prominent corner location
- 24/7 access
- 1x passenger lift
- Signage/branding opportunities
- Disabled access

Location

The property is situated at the junction of Bath Street and Renfield Street close to Sauchiehall Street, one of Glasgow's main retail thoroughfares, offering some of Glasgow's best retail and leisure amenities.

Excellent transport links are provided by its close proximity to Queen Street Railway Station, Glasgow Central Railway Station and Buchanan Bus Station.



For viewing and further Information, please contact:

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Description

The property offers modern office accommodation accessed via a well lit entrance directly onto Bath Street. The ground floor suite has its own entrance facing directly onto Bath Street.

Following refurbishment, this suite will offer the following specification:

- Suspended ceilings
- Recessed LED lighting
- Gas central heating
- Perimeter power and data points
- Secure door entry system
- 1x passenger lift
- DDA Compliant

Accommodation

The available accommodation extends to the following approximate Net Internal floor area.

Floor	Size (sq ft)
4 th	695
Ground (Basement storage)	1,080 (394)
Total	2,169

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Occupational Costs

The annual occupational costs for each suite are as follows:

Costs (per annum)	Ground	4 th
Rent	£30,000.00	£8,690.00
Business Rates Payable	£10,532.00	n/a
Service Charge	£5,992.00	£2,856.00
Building Insurance	£510.30	£243.25
Total	£47,034.30	£11,789.25

Energy Performance

The property has an Energy Performance Rating of E.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

Legal Costs

Both parties will be liable for their own legal costs.

Land & Buildings Transaction Tax (LBTT)

The ingoing tenant will pay all Land and Buildings Transaction Tax applicable.

Entry

Upon agreement.

