



LapsleyMcManus
Property Consultants

To Let (May Sell)

QUALIFIES
FOR 100%
RATES RELIEF

RENT
REDUCTION



Modern Office Suite

2nd Floor 180 Hope Street, Glasgow G2 2UE

Location

The premises comprise a corner positioned office suite overlooking both Hope Street and Bath Street within the heart of Glasgow city centre. The property lies one block to the south of Sauchiehall Street, one of Glasgow's main retailing thoroughfares, and a short walk from Buchanan Street, Glasgow's premier retailing destination. The location is well served for bars, restaurants and entertainment venues.

The premises are a short walk from both Glasgow Centre and Queen Street train stations together with Buchanan Street Underground Station. Regular bus services operate on both Hope Street and Bath Street. The area is well served for multi storey car parks closeby on Bath Street, Cambridge Street and Renfield Street.

Surrounding occupiers include Lorca Language School, Fraser Spy Financial Planners, Fleming Reid Solicitors, Computer Accounting Solutions and Burnett Bell Architects.

Description

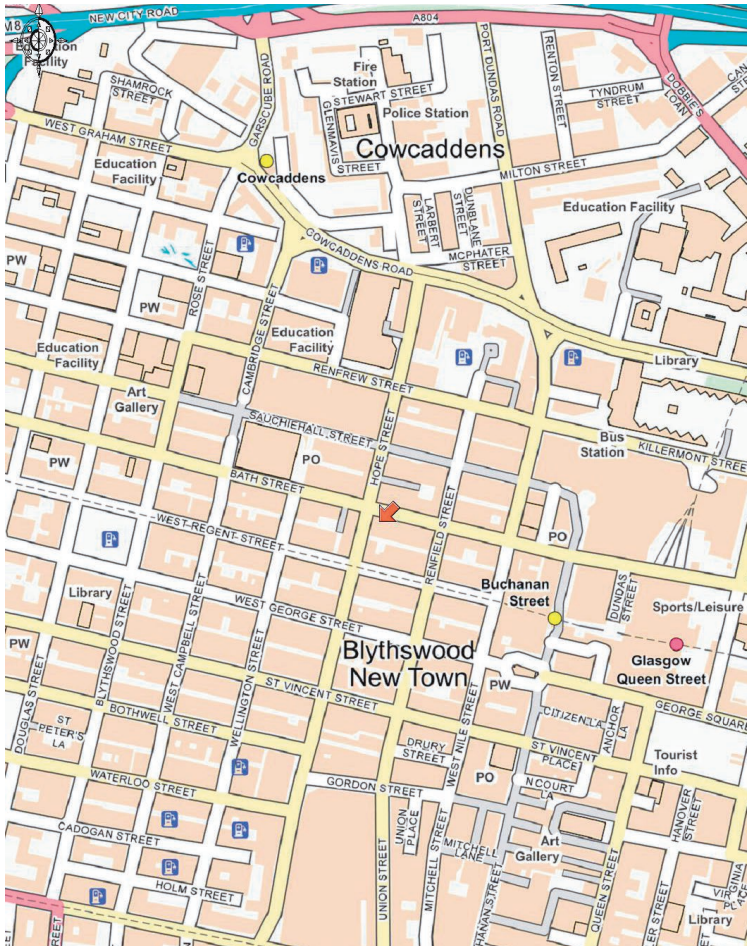
The premises comprises a 2nd floor office within a 4 storey sandstone building. The 2nd floor is accessed by both stairs and a passenger lift, running to all floors. Internally the accommodation is very well presented comprising a mix of open plan and cellular accommodation. There are two generous board / meeting rooms, or Directors offices, formed with glass partitions. A modern kitchen area is provided together with self contained male and female toilet facilities.

Finishes internally include carpet flooring, plaster and papered walls and ceilings and modern surface mounted fluorescent light fittings. Within the corner room overlooking Hope Street Bath Street, there is raised access floor points for power and data. All other sockets / IT points are wall surfaced. Heating is from wall mounted electric storage heaters. Excellent natural daylight is provided from full height sash windows.

Floor Area

1,585 sq ft (147.18 sq m)

AGENCY / INVESTMENT / VALUATION / RENT REVIEWS / RATING



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Rent / Terms

Offers over £15,850 per annum.

The premises are offered by way of a new fully repairing and insuring lease.

Alternatively, our client may consider selling their interest.

Business Rates

RV	£10,700
UBR	£0.48/£1
Payable	£5,136

The premises qualify for 100% rates relief under the Small Business Bonus Scheme. For further information please contact the Director of Finance at Glasgow City Council.

Energy Performance Certificate

A copy of the EPC can be provided on request.

VAT

All figures are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT.

Viewing

Marc Erunlu

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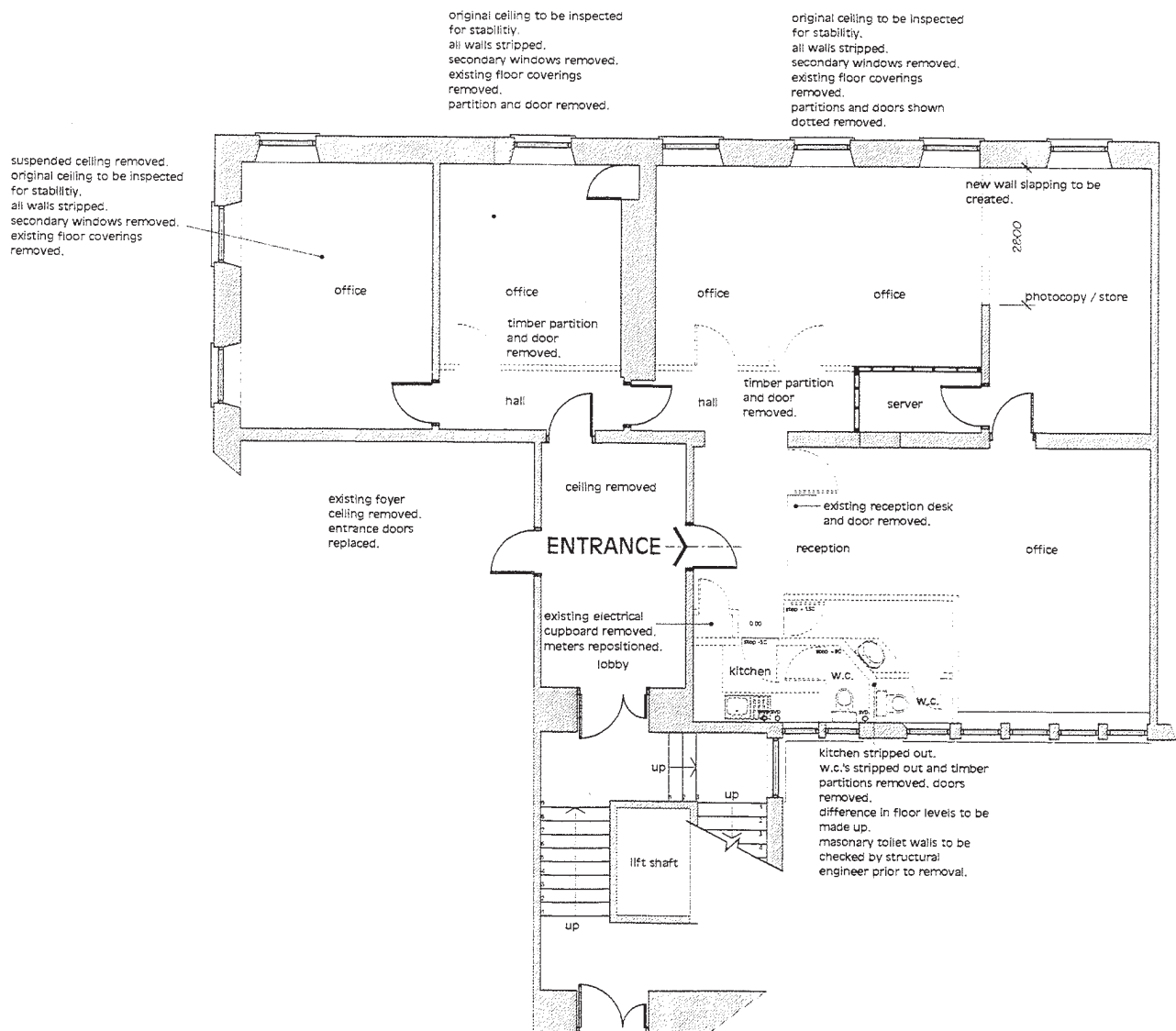
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For further information please call today 0141 556 1222



DOWNTAKINGS FLOOR PLAN 1:100