

OFFICE

Good Quality Office Suites 724 sq ft

Property Highlights

- 24/7 access
- 1 x passenger lift
- Storage facilities
- Buzzer entry system
- Nearby Q-Park multi-storey

Location

The property is located on the south side of Bath Street running parallel with Sauchiehall Street, one of Glasgow's main shopping thoroughfares.

The building is within walking distance of Queen Street Railway Station, Cowcaddens Subway Station and Buchanan Galleries Shopping Centre.



For viewing and further Information, please contact:

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199 St. Vincent Street
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Description

The property provides office accommodation on the third floor accessible by lift or stairwell. The floor benefits from shared toilet facilities.

The specification is as follows:

- Plasterboard ceilings with original cornicing
- LED lighting
- Tea prep facility
- Original feature bay windows
- Electric panel heaters
- Perimeter IT and power services
- Fully carpeted
- Secure buzzer entry system

Accommodation

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

| Floor | Suite | sq ft (6 th Edition) |
|-----------------|----------|------------------------------------|
| 3 rd | 3/1-3/3 | 724 |
| Total | - | 724 |

Occupational Costs

The occupational costs are as follows:

| Unit | Cost (per sq ft) |
|-----------------------|---------------------|
| Office Rent | £12,000 |
| Service Charge | *N/A |
| Local Authority Rates | N/A |
| Building Insurance | *N/A |
| Total | £12,000 p.a. |

*included within rental

Energy Performance

Upon application.

VAT

All prices, premiums and rents etc. are quoted inclusive of VAT which is payable at the prevailing 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.

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