



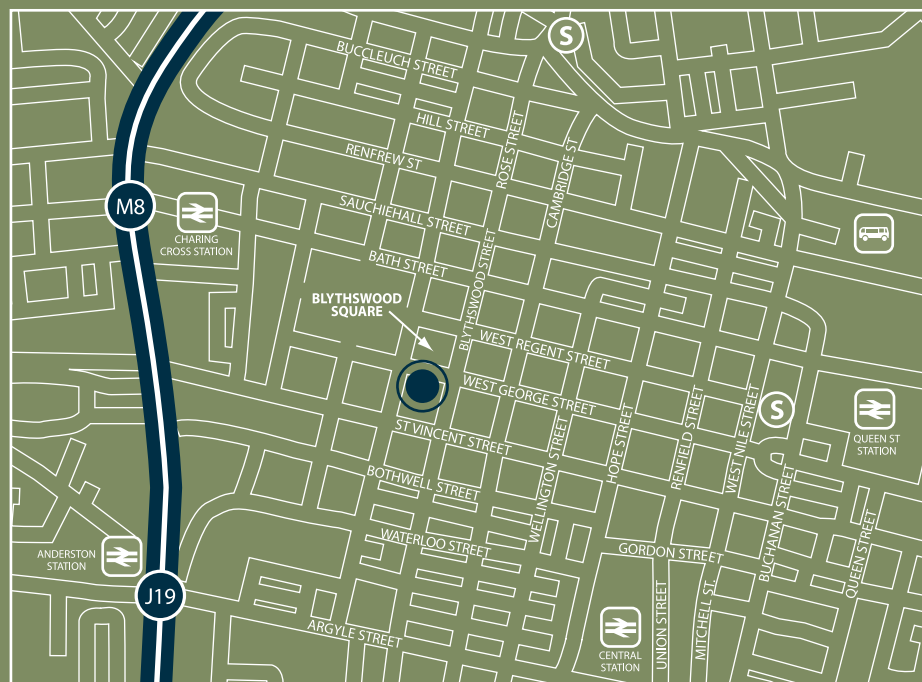
BLYTHSWOOD SQUARE NO.18

GLASGOW G2 4AD

To Let

Prestigious Refurbished Offices
1,330 sq ft to 6,484 sq ft

- Modern open plan accommodation
- Premier business address
- Excellent access to M8 motorway
- Adjoining business occupiers include Brodies Solicitors, Tenon, Scottish Friendly Society & National Westminster Bank



FURTHER INFORMATION

By appointment with the sole letting agent.

John Grewar
john@cargillproperty.com

Tim Jacobsen
tim.jacobsen@ryden.co.uk

Cargill

PROPERTY CONSULTANTS
0141 248 2859

Ryden.co.uk

0141 204 3838

MISDESCRIPTIONS

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Date of publication November 2012.



BLYTHSWOOD SQUARE NO.18

GLASGOW G2 4AD

Long regarded as one of Glasgow's premier business addresses Blythwood Square is well positioned within the Central Business District. The building is situated on the south side of the Square overlooking private gardens. Blythwood Hotel is located closeby and the location is well served for all staff amenities.

Adjoining business occupiers include Brodies Solicitors, Tenon, Scottish Friendly Society and National Westminster Bank.



DESCRIPTION

An impressive redeveloped office building the property comprises traditional elegance with modern open plan office accommodation.

The entrance and common parts have recently been refurbished. Access to the ground and upper floors is via an impressive entrance via a secure door entry system. A lift serves all floors. The lower ground floor has its own independent access from street level.

ACCOMMODATION

The available accommodation generally provides modern open plan accommodation with raised access floors with new carpeting, walls with new wallpaper finishes and suspended ceilings with fluorescent lighting.

Heating is provided by perimeter gas fired heaters. Comfort cooling is provided in the upper floors.

FLOOR AREA

Third Floor	2,455 sq ft	228.08 sq m
Second Floor	2,699 sq ft	250.74 sq m
Lower Ground	1,330 sq ft	123.56 sq m
Total	6,484 sq ft	602.38 sq m



CAR PARKING

A secure basement tandem car space is available.

TERMS

The accommodation is available on new full repairing and insuring leases for a term to be agreed.

RENTAL

On application

VAT

All rents are quoted exclusive of VAT.

