



## Ingram House, 227 Ingram Street, Glasgow, G1 1DA

### Flexible Office Space To Let

- Prime location
- Contemporary refurbished building
- Flexible business space
- Excellent access to public transport

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## Location

Ingram House is located in the metropolitan area of Royal Exchange Square and Merchant City of Glasgow City Centre. The property occupies a prominent corner site of Ingram Street and Miller Street with a variety of surrounding office, leisure and retail occupiers. Covenant access to public transport facilities with both Queen Street and Glasgow Central train stations located within close proximity.

## Description

Ingram House is arranged over ground and five upper floors. The building is accessed via a commissionaire manned reception which has been comprehensively refurbished.

A high speed passenger lift serves all floors, and the common parts of the building have been extensively refurbished with quality finishes.

## Specification

The available suites have undergone extensive refurbishment benefitting from the following specification:-

- Suspended ceiling with recessed lighting
- Carpet covered flooring
- Central heating
- Male and female toilet facilities per floor
- Kitchen facilities
- Air conditioning\*

## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and calculate the gross internal area to be as follows:

Suite	Sq ft
3C	1,267
2G	476

## Lease Terms

The suites are available on new flexible lease terms.

## Important Notice

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- VAT:** The VAT position relating to the property may change without notice.

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## Local Authority Rates

We understand the rateable value to correspond as follows:-

Suite	RV
3C	£14,500
2G	£5,400

However, interested parties should contact Glasgow City Council Assessors Department for further information on 0141 287 2000 ([www.saa.gov.uk](http://www.saa.gov.uk))

\*Available suites qualify for Small Business Bonus Scheme (SBBS).

## Energy Performance Certificate

The property has an EPC rating of D and a copy of the certificate and recommendation report is available.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

## VAT

All prices quoted are exclusive of VAT. VAT will be payable at the prevailing rate.

## Viewing & Further Information

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