

Modern Office Suites

980 – 8,420 sq ft

Rent: £13.50

Property Highlights

- Grade A listed building designed by Charles Rennie Mackintosh and Salmon, Son and Gillespie
- Refurbished to provide high quality office accommodation
- Excellent local shop and restaurant amenities
- Flexible terms available

Location

The building is situated in a prime office location on Hope Street close to it's junctions with Bothwell Street and St Vincent Street.

The property further benefits from excellent transport links being less than a minutes walk from Glasgow Central railway station, within close walking distance of Glasgow Queen Street railway station and has direct access to the M8 motorway via junction 19.



For viewing and further information, please contact:

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Description

The property provides good quality office accommodation benefiting from the following specification:

- Modern strip florescent lighting
- Gas central heating
- Raised access floor, with IT cabling in situ
- Secure door entry system
- 1x passenger lift
- Tea prep facilities
- Current tenant fit-out including various meeting rooms/private offices

Accommodation

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

Suite	sq ft (6 th Edition)
4.2	1,053
4.1	1,073
3.1	1,154
2.3	980
2.2	2,070
1.2	2,090
Total	8,420

VAT

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

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Occupational Costs

The occupational costs are as follows:

Unit	Cost (per annum)
Rent	£13.50
Service Charge	£3.00
Local Authority Rates	£4.87
Total	£21.37

Rateable Value

A number of the suites rateable values are below the threshold for 100% rates relief, subject to qualification.

Energy Performance

The property has an Energy Performance Rating of E.

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.

