



## For Sale

### Cadell House, 27 Waterloo Street, Glasgow, G2 6BZ

- Attractive First Floor office suite
- 780 sq ft (72.46 sq m)
- Finished to a high standard
- Excellent location close to public transport links and city centre amenities

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## Location

The building occupies a prominent corner location at the junction of Wellington Street and Waterloo Street in the heart of Glasgow city centre.

The immediate surrounding area is home to a number of high profile occupiers including HBOS, JP Morgan, William Mercer, Clydesdale Bank, Hymans Robertson and Scottish Enterprise.

The development is well placed for access to most forms of public transport lying a short distance from Glasgow Central Railway Station and the main bus routes on Hope Street. A variety of hotels, shops and restaurants are all within easy walking distance.

## Description

The subject suite comprises suite 1.2 on the first floor of this striking five storey office building, which has leisure/retail use at ground floor. The building has a high quality red sandstone façade with curtain wall glazing and granite columns. Access is via a secure door entry system from Waterloo Street into an attractive entrance foyer with a 10 person passenger lift serving the upper floors.

The suite has excellent natural day lighting and is finished to a high standard to include:

- Raised access floors with 150 mm void;
- Carpet tile floor finish;
- Painted and plastered walls;
- Suspended acoustic tiled ceiling;
- LG3 fluorescent lighting;
- Communal male and female toilets;
- Communal tea preparation area;
- Full DDA compliance

## Accommodation

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

	Sq M	Sq Ft
Suite 1.2	72.46	780

## Important Notice

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## For Sale

The premises are available for Sale

Further information on quoting rent, service charge and insurance is available on request.

## Energy Performance Certificate

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

## Local Authority Rates

Interested parties should contact Glasgow City Council Assessors Department for further information [www.saa.gov.uk](http://www.saa.gov.uk).

## Legal Costs

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

## VAT

All figures quoted are exclusive of VAT. Payable at the prevailing rate.

## Viewing & Further Information

Contact the sole selling agents:

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