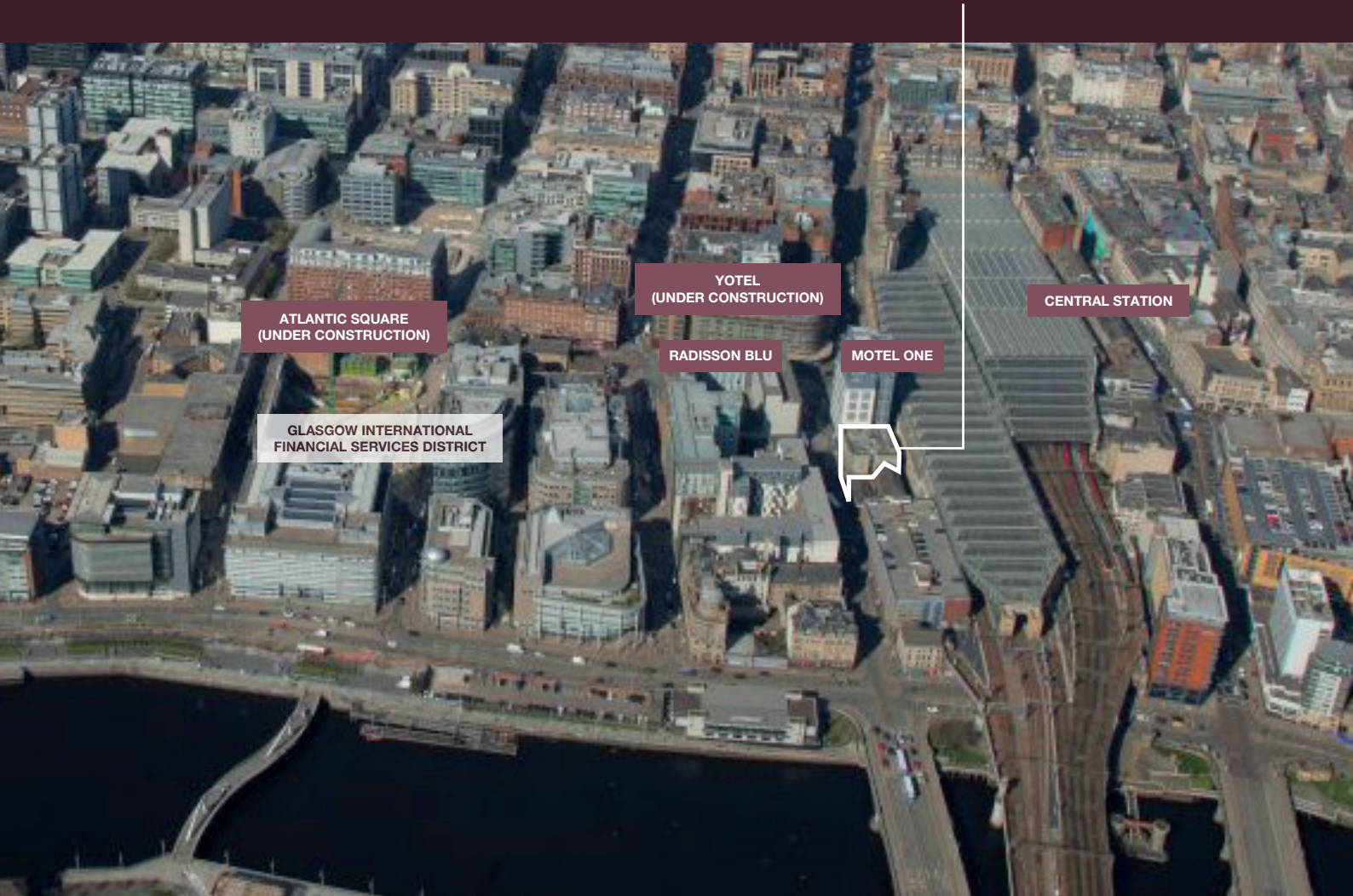




LapsleyMcManus
Property Consultants

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OSWALD
STREET
GLASGOW
G1 4PL



TO LET OPEN PLAN OFFICES

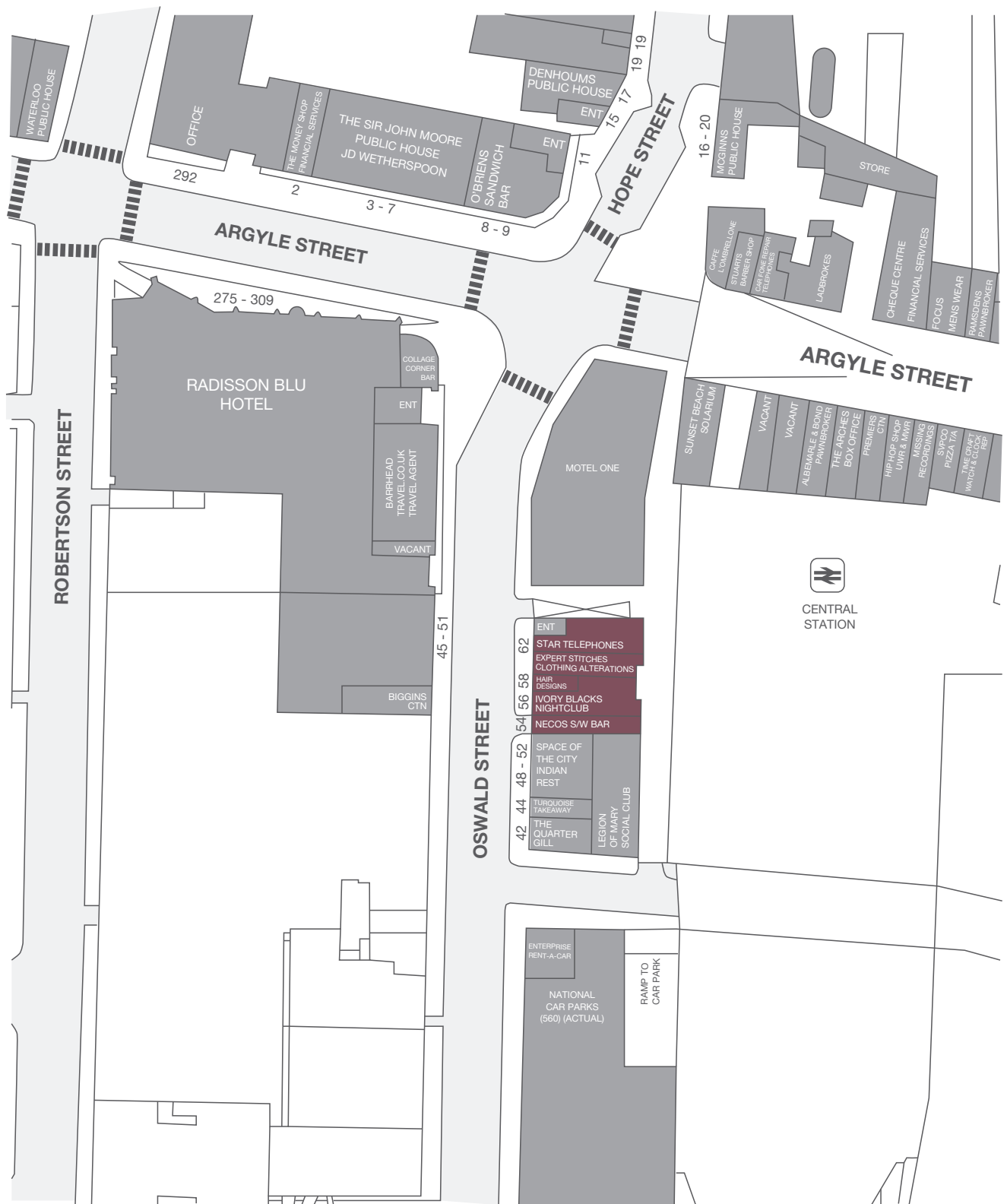
- **Flexible floor plates**
- **Superbly located within the heart of Glasgow's International Financial Services District**
- **Competitive Rent and Service Charge package**
- **Next to Central Station and Bus Routes**
- **Buchanan Street and St Enoch Centre a short walk**

Location

The offices are located on the east side of Oswald Street, close to its junction with Argyle Street in the heart of Glasgow city centre and within the designated International Financial Services District

The offices are ideally placed for public transport with Central Station lying immediately to the rear, St Enoch Underground being a very short walk and main routes operating on Oswald St and Argyle St. There is an NCP operated multi storey car park on Oswald Street and other car parks are closeby.

The new Motel One Hotel, the largest hotel in Scotland, adjoins the offices and the Radisson Hotel is located opposite. Another Hotel is underway at the Westergate building to be operated by the Yotel brand. Other occupiers locally include Barrhead Travel, Kuoni Luxury Travel and LA Fitness.





Accommodation

The accommodation is over 3 floors and is largely open plan offering the ability to have full control of the building or occupy floor by floor. There is an access controlled entrance / ground floor foyer and lift serving all floors.

- Newly carpeted
- Freshly decorated
- New / refurbished staff toilets and disabled toilet
- Modernised entrance foyer
- External renovation including uplighting scheme
- Gas Central Heating

Rent / Terms

1st Floor	£35,280 pa
2nd Floor	£34,650 pa
3rd Floor	£35,820 pa

The premises shall be leased on FRI Terms.

Service Charge

Service Charges are capped at a very competitive £2.50 psf.

Business Rates

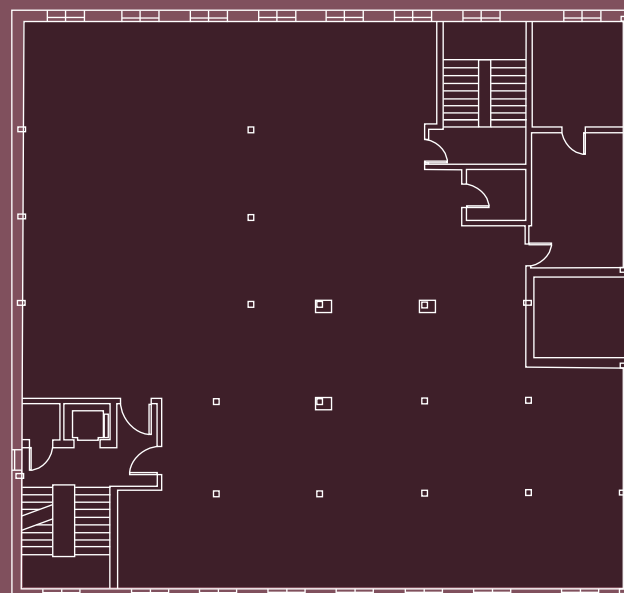
	RV	PAYABLE (APPROX.)
1st Floor	£31,750	£15,560
2nd Floor	£34,750	£17,030
3rd Floor	£34,750	£17,030

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Floor Plan

SECOND FLOOR AS EXISTING



Energy Performance Certificate

Available upon request.

Viewing and Further Information

Strictly by appointment through the agents.

Marc Erunlu

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PROPERTY MISREPRESENTATION The information contained within these Particulars has been checked and is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity. Date of publication May 2019