

McNicol

PROPERTY CONSULTANTS

FOR SALE

FIRST & THIRD FLOOR OFFICE SUITES



14 MITCHELL LANE AND 82 MITCHELL STREET GLASGOW G1 3NU

- Attractive office/showroom accommodation finished to a high standard
 - Potential to sub-divide into three separate suites
- First Floor 226 Sq M (2,428 Sq Ft) / Third Floor 342 Sq M (3,683 Sq Ft)
 - Service Charge of approx £5.40 per Sq Ft
 - Offers in the region of £80.00 per sq ft are invited

Location

Mitchell Lane is located within the heart of Glasgow City Centre bound to the east by Buchanan Street and to the west by Mitchell Street. The location benefits from excellent access to public transport links with Buchanan Street and St Enoch underground stations located as well as Glasgow Central and Queen Street stations all within close proximity.

The office also benefits from numerous multi-storey car parks within a short walking distance and close access to the motorway therefrom.

Description

The subjects comprise attractive first and third floor office suites forming part of a seven storey Category B listed red sandstone building. Access is provided via a communal entrance where a passenger lift and staircase provide access to the upper floors.

Internally the accommodation in current condition provides three distinct suites that are currently interconnected to provide a showroom, ancillary office/staff accommodation and a storage area. The accommodation can be summarised as follows:

Showroom

The open-plan showroom is finished to a modern standard throughout benefitting from hardwood floor coverings. The walls are plasterboard lined and have a painted finish whilst lighting is provided via recessed halogen spotlights. Comfort cooling is provided via ceiling mounted cassettes.

Ancillary office/staff accommodation

The workshop accommodation is arranged in a cellular fashion and has the ability to be made open-plan. A suspended timber floor is overlaid with laminate wood effect floor coverings. The walls are painted over plaster and a suspended ceiling is found throughout incorporating fluorescent lighting.

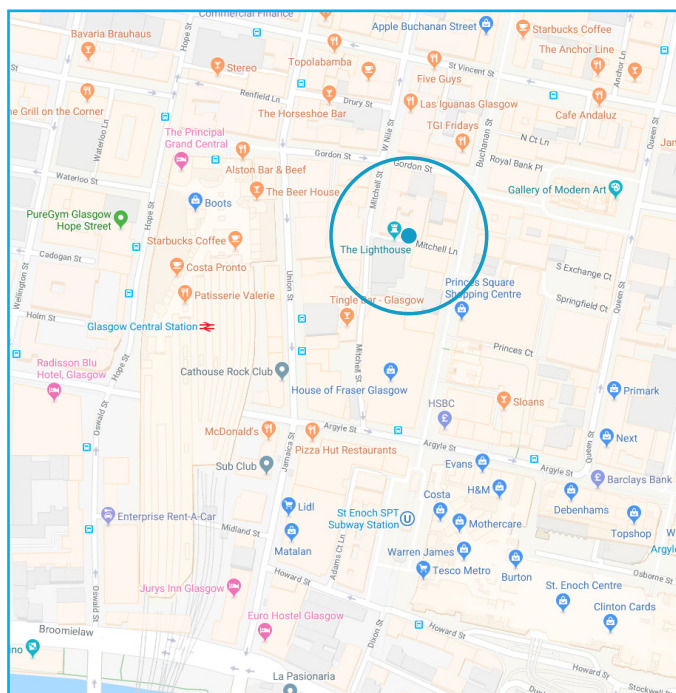
Storage

The accommodation is open-plan and finished to a basic standard with an exposed suspended timber floor, painted plaster on hard walls. Lighting is provided via ceiling mounted fluorescent strip units.

Accommodation

1st Floor Suite: 226 Sq M (2,428 Sq Ft)

3rd Floor Suite: 342 Sq M (3,683 Sq Ft)



RATING ASSESSMENT

The subjects will require to be reassessed on occupation.

EPC:

An EPC has been prepared and is available upon request.

ASKING TERMS

Offers in the region of £80.00 per sq ft are invited for the Heritable Interest in the subjects.

VAT

Unless otherwise stated all figures, prices etc are quoted exclusive of VAT.

Viewing And Further Information

Strictly by appointment with the Sole Agent:



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