





1 Princes Court's main entrance is via Guildhall on 55 Queen Street, Glasgow. A dramatic large atrium leads to the main reception and coffee shop serving the building with informal meeting areas. The building is Equality Act compliant with secure 24 hour access. There is secure bike storage in the basement car park with a separate access point.

Accessed directly from the atrium, this very distinctive part ground floor suite is self-contained with its own male and female toilets, disabled toilet, kitchen and shower with locker room.

1 Princes Court has the ability to create a dedicated entrance directly from Princes Court.

One Princes Court











CENTRE OF THE ACTION

Guildhall is a major landmark office building in Queen Street enjoying a fantastic position for access to public transport and Glasgow's city centre retail areas including Buchanan Street. The bars, restaurants and coffee shops of Royal Exchange Square, George Square, Princes Square and the Merchant City are all nearby.













♦ AMENTITIES

- 01 Everyman Cinema
- 02 Cass Art
- 03 Caffè Nero
- 04 Tesco Express
- 05 Travelodge
- 06 Sprigg
- 07 Millennium Hotel
- 08 Piece
- 09 Paesano
- 10 Mercure Hotel
- 11 Ibis Hotel
- 12 Next
- 13 Debenhams
- 14 Waterstones
- 15 House of Fraser
- 16 Zara
- 17 Nike
- 18 Molton Brown
- 19 Kiehl's
- 20 Zizzi

PARKING

- 01 NCP Mitchell Street
- 02 Q Park Jamacia Street
- 03 St Enoch Centre Parking
- 04 Buchanan Galleries Parking

KEY



Nearby Bus Stops



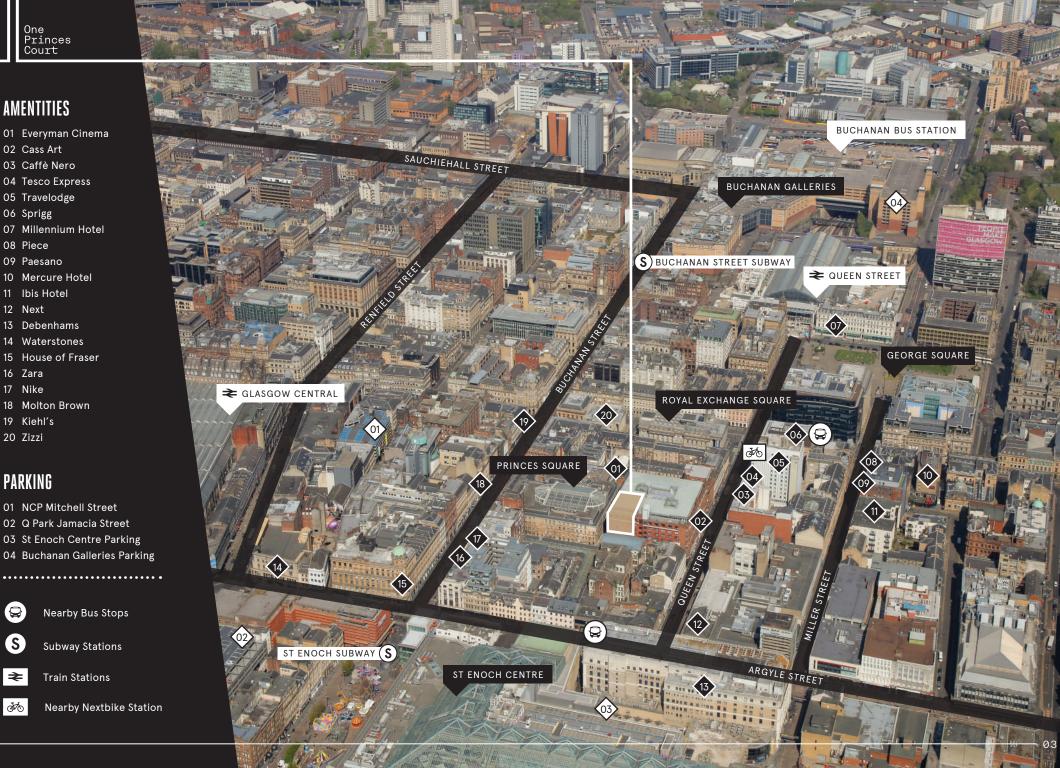
Subway Stations



Train Stations



Nearby Nextbike Station

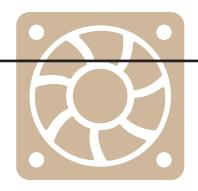








PERIMETERTRUNKING



UPGRADED SERVICES

Services include ceiling fans and fresh air distribution and tenant ability to include comfort cooling.

SPECIFICATION

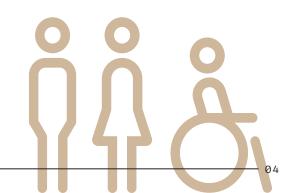
The suite has been comprehensively refurbished to create bright contemporary accommodation suitable for office or retail and the following specification...

YOUR OWN ENTRANCE Bespoke access to the building - offering your own entrance.

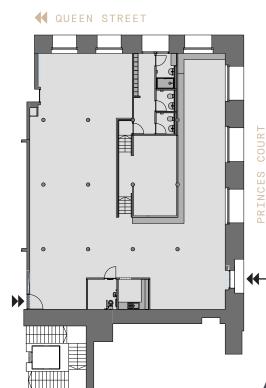


HIGH QUALITY FACILITIES

Dedicated male, female and disabled toilets.



TRULY UNIQUE SPACE



Potential for dedicated entrance

We estimate the floor areas to be:

AREA	SQ FT	SQ M
Office & Kitchen	3,112	289.11



LEASE TERMS

A flexible length lease is available on full repairing and insuring terms.

EPC

The building has an EPC rating of D. More details are available on request.

RATES

The Valuation Roll details a current rateable value of £41,000. The tenant will be responsible for all local authority rates and charges.

SERVICE CHARGE

The tenant will be required to pay a proportion of the building's operating costs. Further details of the current service charge are available on request.

LEGAL COSTS

Each party will bear their own legal costs and the ingoing tenant will be responsible for Registration Fees and LBTT relating to the transaction.

FURTHER INFORMATION

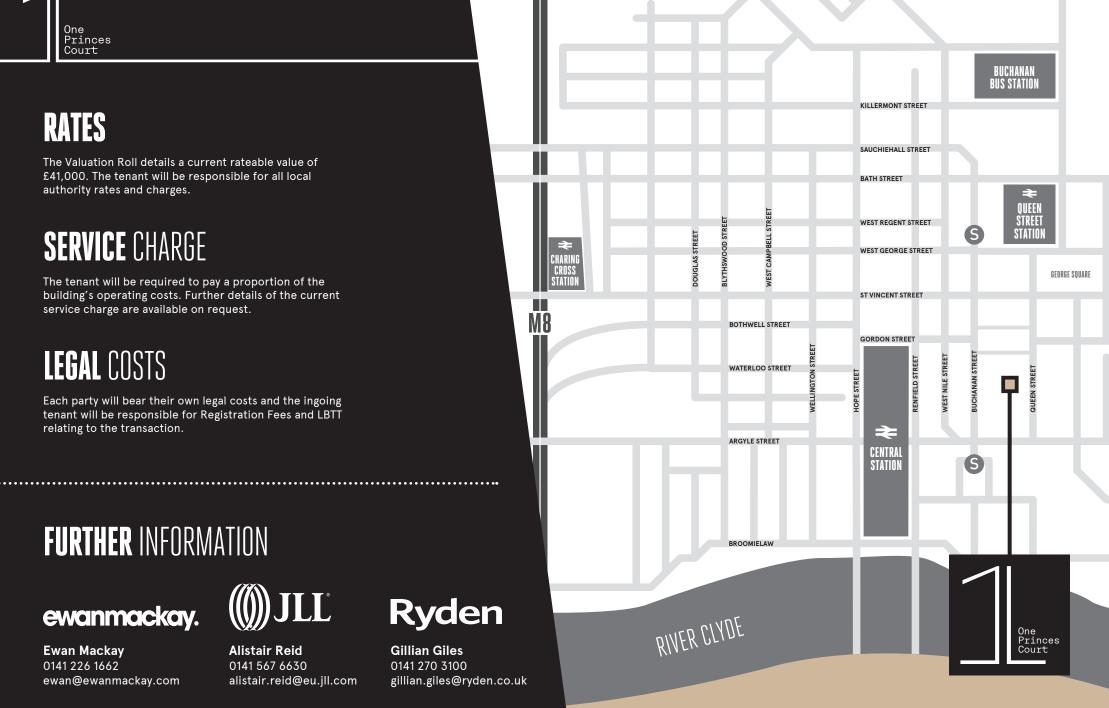
ewanmackay.

Ewan Mackay 0141 226 1662 ewan@ewanmackay.com



Alistair Reid 0141 567 6630 alistair.reid@eu.jll.com Ryden

Gillian Giles 0141 270 3100 gillian.giles@ryden.co.uk



The Agents for themselves and for the lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. Intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely, (2) No person in the employment of The Agent has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) The