

To Let

2nd Floor (front)
13 Bath Street
Glasgow
G2 1HY

Offices

3,135 sq ft (291.24 sq m)

Highlights

- Prominent city centre location
- Close to main public transport hubs
- Adjacent to Buchanan Street, Glasgow's prime retail destination
- Mixture of open plan and cellular accommodation
- Self-contained office suite with dedicated male, female and visitor toilets
- Flexible lease terms available



Location

The subjects are located in the heart of Glasgow city centre on Bath Street between its junctions with Buchanan Street and West Nile Street.

The property is within short walking distance of the main public transport hubs including Queen Street and Central train stations, Buchanan Bus Station and Buchanan Street Underground Station.

The central location provides immediate access to Glasgow's main shopping thoroughfares of Buchanan Street and Sauchiehall Street as well as Buchanan Galleries Shopping Centre.

The property is well located to take advantage of Glasgow's lively licensed/restaurant scene with a wide variety of bars and restaurants located in the immediate vicinity or within short walking distance.

A number of hotels are located nearby including a Premier Inn (West Nile Street), Point A Hotel (Bath Street), Apex Hotel (Bath Street) and the Carlton George Hotel (West George Street).

Description

The property is Category B listed, red sandstone with ground floor retail and multiple office occupiers on the upper floors. There is level access from the street via double leaf entrance doors and a secure door entry system. A passenger lift located off the main entrance lobby provides access to all upper floors.

The subject accommodation comprises of the following:

- A mixture of open plan and cellular/meeting room space
- Suspended ceiling with recessed fluorescent lighting
- Perimeter and wall mounted power/data sockets
- Dedicated male and female toilets
- Separate client/visitor toilet
- Kitchen/breakout area
- Gas central heating

Accommodation

Floor	Sq Ft	Sq M
2nd (front)	3,135	291.24

Quoting Terms / Rent

The subject suite is available to let on new flexible full repairing and insuring terms at a rental of £12.00 per sq ft.

Rates

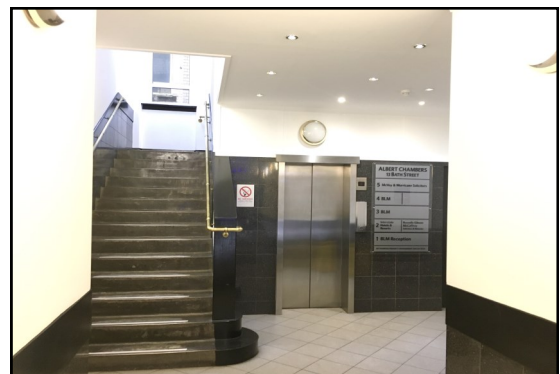
The subject suite is entered in the current Valuation Roll with a rateable value of £31,000.

VAT

The property has been elected to tax therefore VAT will be payable on all rents, service charges etc.

EPC Rating

EPC Rating 'E'



For further information or an appointment please contact:

Michael Facenna
Tel: 0141 305 6383
Email: michael.facenna@avisonyoung.com

Alice Elder
Tel: 0141 305 6354
Email: alice.elder@avisonyoung.com

Avison Young

Sutherland House, 149 St Vincent Street, Glasgow G2 5NW

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