



Modern Office Accommodation

4th Floor suites available

Property Highlights

- Prominent corner location
- 24/7 access
- 1x passenger lift
- Signage/branding opportunities
- Disabled access
- Great natural light due to corner location

Location

The property is situated at the junction of Bath Street and Renfield Street close to Sauchiehall Street, one of Glasgow's main retail thoroughfares, offering some of Glasgow's best retail and leisure amenities.

Excellent transport links are provided by its close proximity to Queen Street Railway Station, Glasgow Central Railway Station and Buchanan Bus Station.



For viewing and further Information, please contact:

Kevin Strain
Graduate Surveyor
+44 (0) 141 304 3273

Martin Speirs
Senior Surveyor
+44 (0) 141 223 8792

199 St. Vincent Street
Glasgow G2 5QD
Main: +44 (0) 141 248 4433

Description

The property offers modern office accommodation accessed via a well lit entrance directly onto Bath Street.

Individually the suites are exempt from Business Rates.

Following refurbishment, this suite will offer the following specification:

- Suspended ceilings
- Recessed lighting
- Gas central heating
- Perimeter power and data points
- Secure door entry system
- 1x passenger lift
- DDA Compliant

Accommodation

The available accommodation extends to the following approximate Net Internal floor area.

Floor	Size (sq ft)
4 th Floor (A)	610
4 th Floor (B)	862
Total	1,472

Occupational Costs

The annual occupational costs for each suite are as follows:

Occupational Costs	Costs (£ per sq ft)
Rent	£12.50
Business Rates Payable	£6.10*
Service Charge	£4.11
Total	£22.71

*Potential for Business Rates exemption subject to qualification

Energy Performance

The property has an Energy Performance Rating of E.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

Legal Costs

Both parties will be liable for their own legal costs.

Land & Buildings Transaction Tax (LBTT)

The ingoing tenant will pay all Land and Buildings Transaction Tax applicable.

Entry

Upon agreement.

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cushmanwakefield.co.uk

