

# TO LET



**158-162**

BOTHWELL STREET  
GLASGOW G2 7EA

OFFICE / RETAIL UNITS



# 158-162

## BOTHWELL STREET, GLASGOW

### Location

Prominently positioned on the north side of Bothwell Street between Douglas Street and Pitt Street, the building benefits from 10,000 passing cars every day (Source: Transport Scotland).

Bothwell Street is a bustling area of the city dominated by mixed commercial uses including major office blocks, retail units, restaurants and bars. The street has firmly established itself as the 100% prime office pitch in Glasgow with the neighbouring Aurora Building and 141 Bothwell Street

being home to corporate occupiers such as Barclays Wealth, Burness LLP, Pinsent Masons, PWC, Shell and JP Morgan. Nearby retail occupiers include Barclays, Sainsbury's, Costa, Superdrug and Viva Brazil.

Scottish Power's new 220,000 sq ft headquarters are nearby on St Vincent Street and Morgan Stanley are moving into the HFD development opposite on Waterloo Street and a major pre-let to Clydesdale Bank has been secured for the site directly opposite the subjects.

### Description

The subjects comprise commercial units arranged over ground and mezzanine levels with double height glazed frontage to Bothwell Street. Each unit benefits from main door access from Bothwell Street with specification including air-conditioning, raised access floor, LED lighting and contemporary finishes. Both units provide modern, open plan accommodation at ground floor with kitchen and staff facilities to the rear with a mezzanine providing additional floor space and meeting/boardroom.

### Lease Terms

The subjects are available on new Full Repairing & Insuring leases for a term to be agreed.

### Rating Assessment

Ingoing tenants will be responsible for payment of non-domestic property rates, water and sewerage rates.

Please note that a new occupier has the right to appeal the current assessment.

### Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the transaction, with the ingoing tenant being responsible for LBTT registration dues and VAT incurred thereon.

### EPC's

Available on request.



## Accommodation

UNIT	FLOOR AREA (sq. ft.)	RENT (per annum)	RATEABLE VALUE
UNIT 4, 162 Bothwell Street	3,250	£55,250	£36,500
UNIT 5, 158 Bothwell Street	3,500	£59,500	£37,250



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## Viewing and further information

Viewing is strictly by appointment and arrangements should be made by contacting the joint letting agents:

**Stephen McIntyre**

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