



Unique Office Accommodation

Oxford House, 71 Oxford Street, Glasgow

Location

Oxford House is located on the south side of Oxford Street, at its junction with Nicolson Street, immediately to the west of the Sheriff Court on the south bank of the river Clyde. South Portland Street Suspension Bridge provides excellent pedestrian/cycle access to the city centre where the St Enoch Shopping Centre, Argyle Street and Buchanan Street, the premier retailing location within the city centre together with many bars and restaurants, can be found a short walk away.

Occupiers within Oxford House include Stallan Brand Architecture & Design, Adeo Group, Butler Consultancy, Jim Friel Solicitors and The Apollo Players.

Car parking spaces area available to lease within the buildings secure car park. Cheap pay and display on street parking is also available.

Transport

- 4 mins walk to St Enoch Shopping Centre and Subway station
- 4 mins walk to Bridge Street Subway Station and park & ride
- 6 mins walk to Glasgow Central Train Station
- Bus stops close by
- Fast and convenient access to both M8 / M74 motorways

Description

Oxford House started its journey in 1895 as Police Offices & Barracks and later becoming a Police Training College. The building has been comprehensively refurbished with incredible attention to detail and superb building characteristics.

The Building is of traditional painted sandstone and brick façade over 4 floors including a basement. The building has an attractive entrance with inner glass doors leading to a reception area and also providing access to the secure court yard car park. Internally the building incorporates contrasting black and white decoration and finishes throughout. There are ample toilet and tea prep facilities, all of which have been fully upgraded.

Internal finishes include carpet flooring, plaster and painted walls and ceilings incorporating modern fluorescent and pendant lighting. The refurbishment has incorporated features including exposed brick work and steel columns. The building benefits from excellent natural day light. Heating is mainly gas central heating with some second floor offices having modern electric heating.



Current Availability

2nd Floor

Room 208

675 sq ft (62.73 sq m)

Rent / Terms

2F Room 8 - £9,450 per annum exclusive of VAT

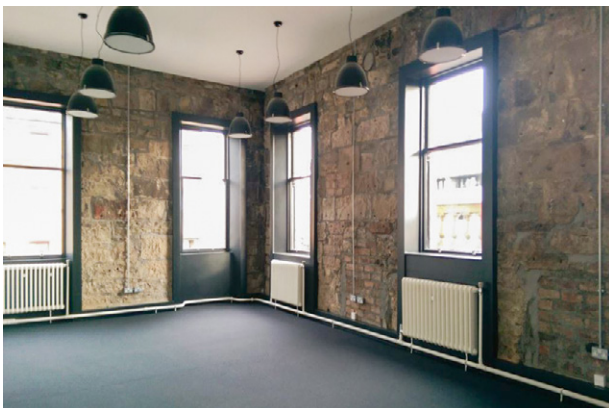
Service Charge

The Tenant shall pay an equitable share of the service charge for the building, utilities and buildings insurance. Further details can be provided upon request.

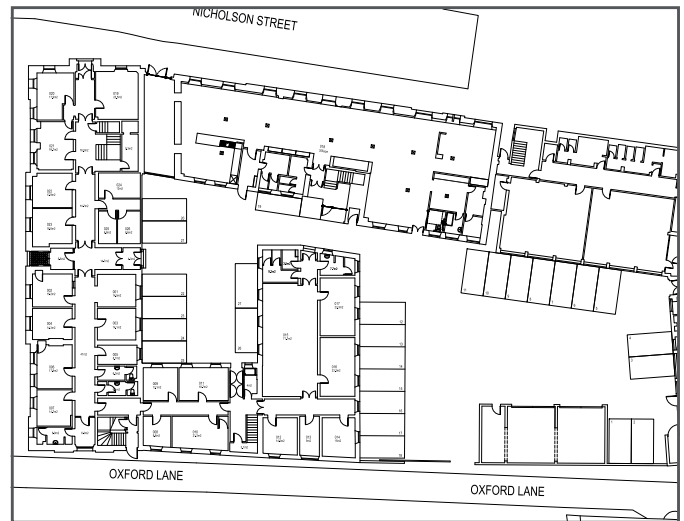
Business Rates

RV: £4,900
Payable: £2,400

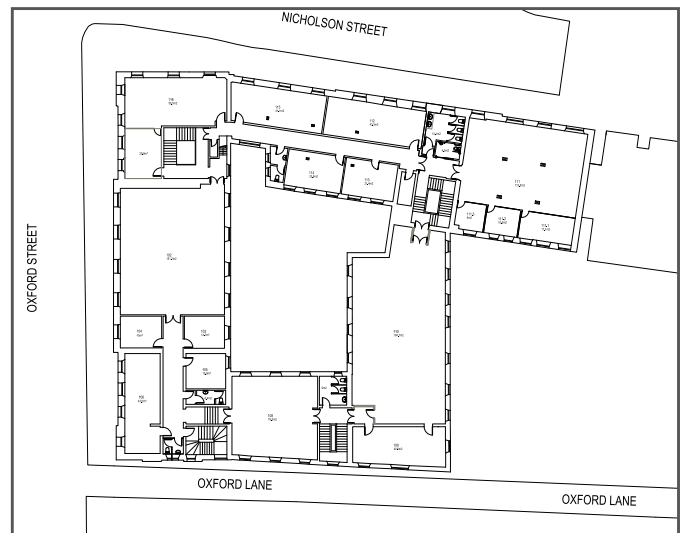
The suite qualifies for 100% rates relief under the Small Business Bonus Scheme



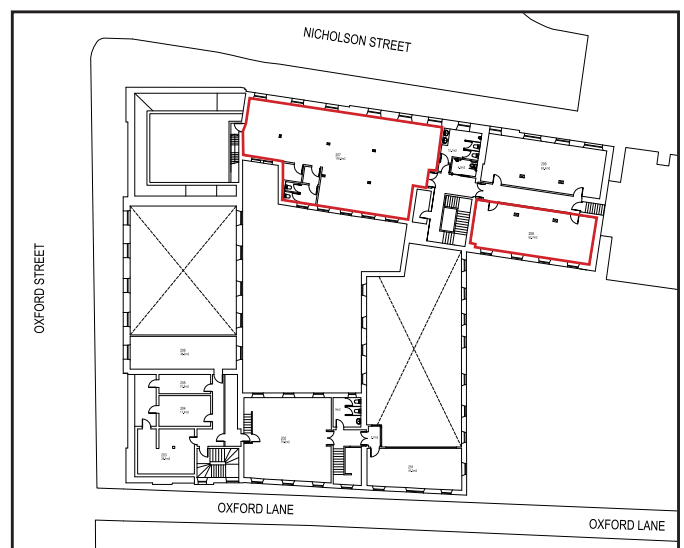
Ground Floor



First Floor



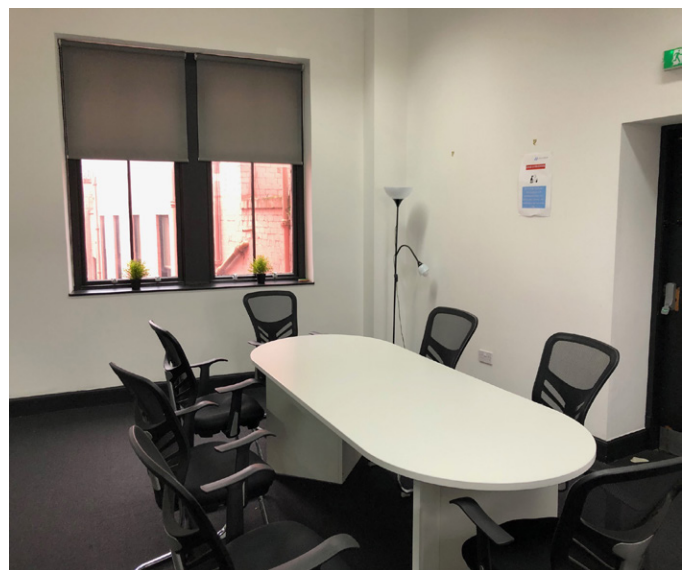
Second Floor



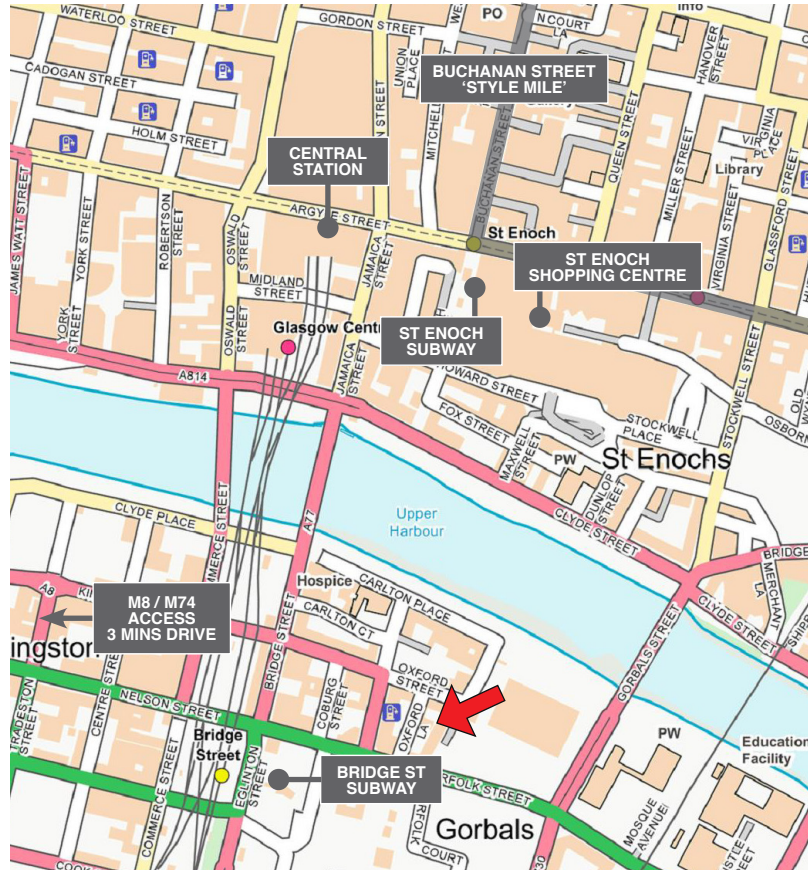


LapsleyMcManus
Property Consultants

www.lapsleymcmanus.com



For further information please call today 0141 556 1222



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Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Viewing

Marc Erunlu
marc@lapsleymcmanus.com

Lapsley McManus Property Consultants
Clyde Offices, 48 West George Street, Glasgow G2 1BP

info@lapsleymcmanus.com

Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. May 2023.

For further information please call today 0141 556 1222