

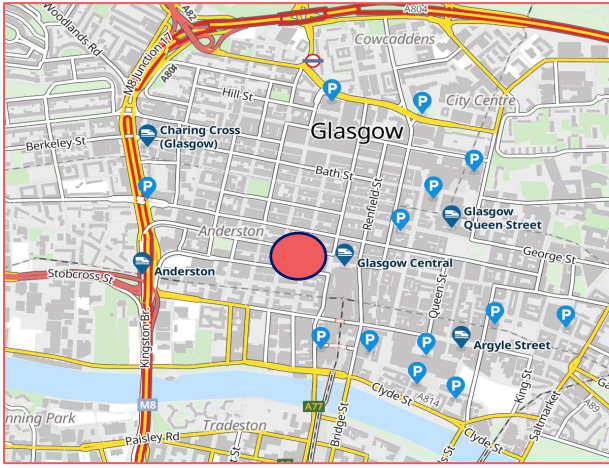


**TO LET**  
**REFURBISHED CITY CENTRE OFFICE SUITES**

**369 – 475 SQ FT**

**WATERLOO CHAMBERS**  
**19 WATERLOO STREET, GLASGOW, G2 6AY**

- 
- Well-presented office suites in the heart of Glasgow City Centre
  - Available for immediate occupation
  - Disabled access provided
  - Situated next to Glasgow Central Station
  - Flexible terms available
  - No VAT on rent
  - Eligible for 100% rates relief under Small Business Bonus Scheme



## LOCATION

- Waterloo Chambers is situated on the south side of Waterloo Street by its junction with Hope Street in the heart of Glasgow City Centre
- Immediately next to Glasgow Central Station
- Numerous bus services operate on Hope Street
- Queen Street Station & Buchanan Street Underground Station are a 10-minute walk east
- On-street parking is available as well as numerous multi-storey car parks in the vicinity
- Immediate access to all city centre shopping, drinking and eating amenities provided

## DESCRIPTION

- Refurbished office suites contained within an attractive Category B listed chamber style building
- Benefits from 24-hour access with manned reception 8AM – 6PM
- Passenger lift and staircase provide access to the upper floors
- The office suites have been refurbished to a high standard
- Provide bright open plan accommodation with some benefitting from existing fit-out by way of meeting room and tea prep
- Disabled access provided

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## ACCOMMODATION

3 <sup>rd</sup> Floor - Suite 7	475 sq ft
4 <sup>th</sup> Floor - Suite 4/4	753 sq ft
4 <sup>th</sup> Floor – Suite 4/5	254 sq ft
4 <sup>th</sup> Floor – Suite 4/6	390 sq ft

## BUSINESS RATES

Subject to fulfilling the set criteria, most incoming tenants should be eligible for 100% rates relief under the Small Business Bonus Scheme.

## EPC

Available on request

## ASKING TERMS

The suites are available on flexible FRI terms at a **rent inclusive of service charge from only £369 PCM.**

No VAT is payable on the rent.

## VIEWING & FURTHER

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