

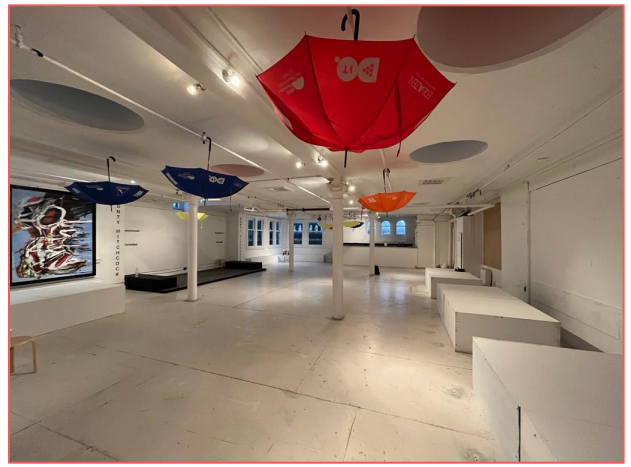
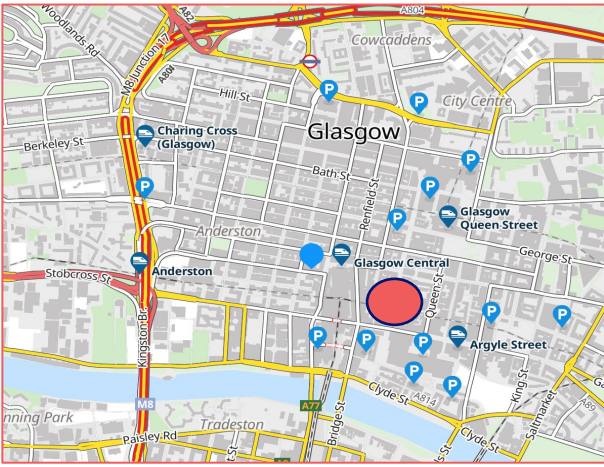


TO LET – CONTEMPORARY OFFICE / STUDIO SPACE

3,458 SQ FT

**6th FLOOR – ARGYLL CHAMBERS
32 BUCHANAN STREET, GLASGOW, G2 8BD**

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- Bright contemporary office / studio space located in heart of Glasgow City Centre
 - Accessible off Buchanan Street
 - Lift access provided
 - Superb views across city-centre skyline
 - Available for immediate occupation
 - No VAT on rent
 - May be suitable for yoga / dance / pilates studio / boutique gym / academy / hairdressers / beauty therapy

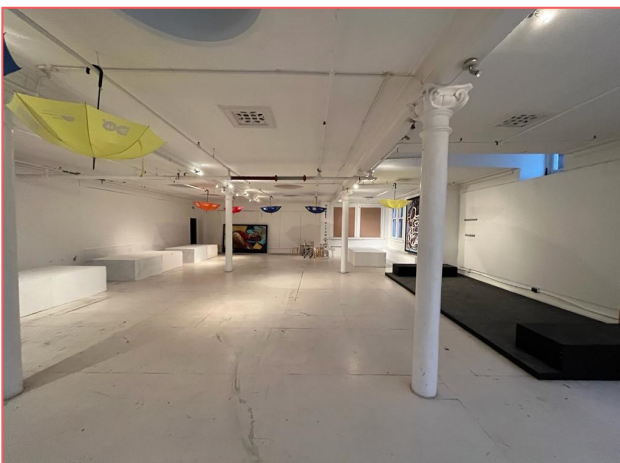


LOCATION

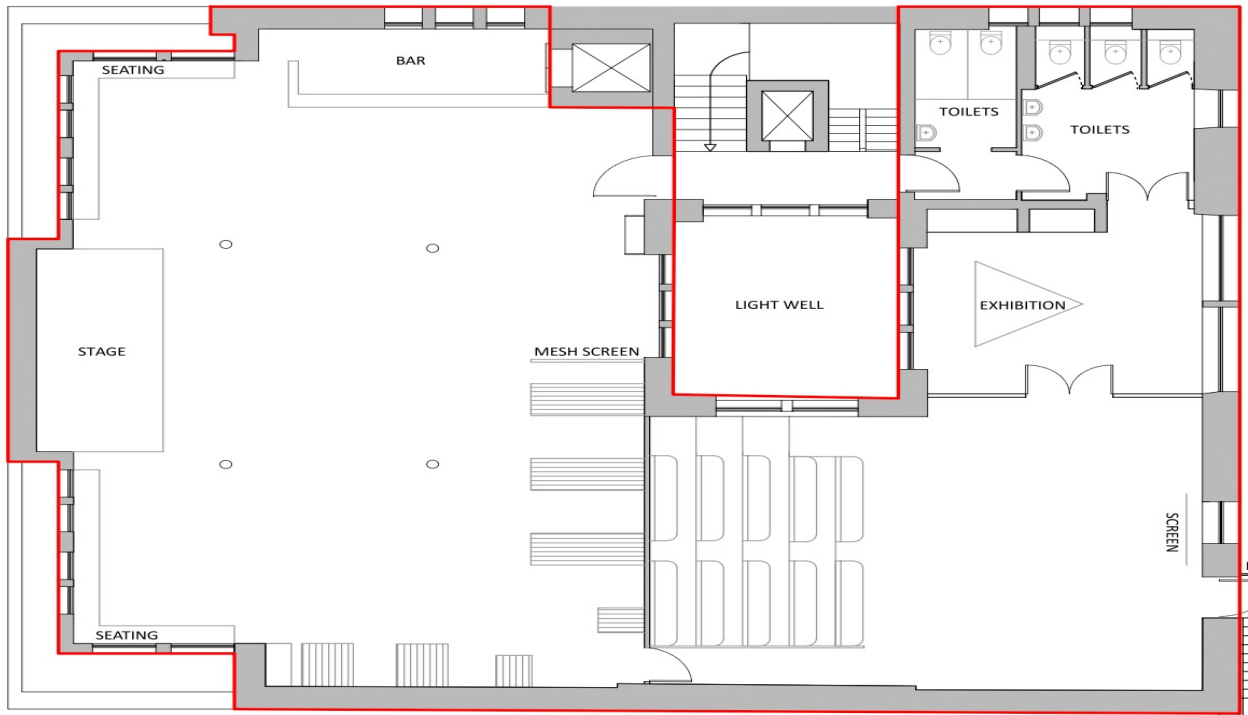
- Argyll Chambers is an attractive Category B Listed located in the heart of Glasgow City Centre
- Access of Buchanan Street through the Argyll Arcade benefitting from manned security
- Lift and passenger staircase provides access to the upper floors
- 5-minute walk to Buchanan St & St Enoch Underground Stations as well as Glasgow Central & Queen Street Railway Stations
- Close to various multi-storey car parks where permits are provided
- Immediate access to all city centre shopping, drinking and eating amenities provided

DESCRIPTION

- Contemporary office / studio space within an attractive Category B listed building above Glasgow's famous Argyll Arcade off Buchanan Street
- Benefits from manned security
- Passenger lift and staircase provide access to the upper floors
- Internally provides bright and airy accommodation with excellent levels of natural daylight
- Complete with Male & Female WC's, tea-prep, cinema / screening room
- Ideally suited for yoga / dance / pilates studio / boutique gym
- Benefits from gas central heating, LED and low voltage halogen lighting, dedicated fibre line



FLOOR-PLAN



ACCOMMODATION

NIA 321.22 sq m / 3,458 sq ft

BUSINESS RATES

£3,300

Subject to fulfilling the set criteria some occupiers may be eligible for 100% rates relief under the small business bonus scheme.

EPC

Available on request

ASKING TERMS

The suites are available on a new FRI lease with quoting information available via the agents.

VIEWING & FURTHER INFORMATION

Strictly via the sole letting agents

Gregor M Brown

0141 212 0059

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