

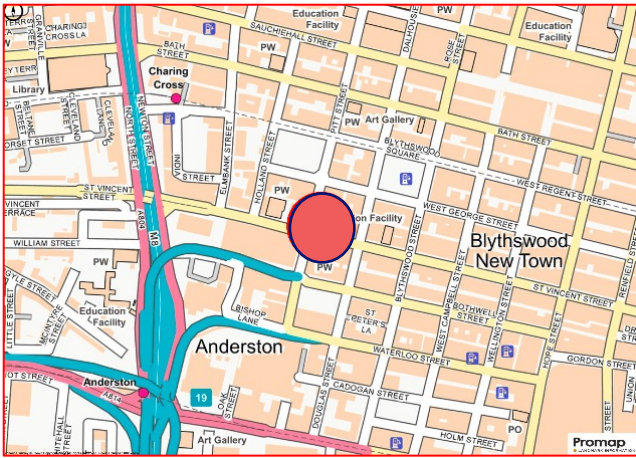


FOR SALE – 2ND FLOOR OFFICE PREMISES

1,156 SQ FT

280 ST VINCENT STREET, GLASGOW, G2 5RL

- Refurbished bright corner office suite
- Available for immediate occupation
- Two private car parking spaces included
- Lift access via secure door entry system
- Easy motorway access
- Short walk to Charing X Railway Station & Cowcaddens Underground Station



LOCATION

St Vincent Street is one of the principal office addresses within Glasgow city centre. Located on the north side of the street and to the immediate east of Pitt Street, this is a vastly improved and still improving area of the office district. The subjects are also well situated to access amenities, public transport links and the national motorway network.

DESCRIPTION

The property comprises a well-maintained and very presentable corner office suite contained on the second floor of a Category B listed three-storey and attic over basement extended townhouse. The property also benefits from 2 garaged car parking spaces.

SPECIFICATION

- Acoustic tile suspended ceiling
- Excellent natural daylight
- Passenger lift
- Security door entry system
- Common ladies and gents WCs
- Common kitchen area

ACCOMMODATION

The accommodation comprises reception area and four compartmentalized varying sized offices.

NIA - 107.41 SQM / 1,156 SQ FT

The accommodation has the ability to be made completely open-plan if required.

BUSINESS RATES

Office R/V	£16,300
Car Parking	£2,000 (per space)

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ASKING TERMS

Offers over £190,000 are invited for our client's heritable interest with the benefit of vacant possession.

VIEWING & FURTHER INFORMATION

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