



TO LET – FITTED OFFICE SUITE

1,221 SQ FT

2nd FLOOR, 193 BATH STREET, GLASGOW, G2 4HU

- Bright 2nd floor office suite
- Available for immediate occupation
- Situated in the heart of Glasgow city centre
- Secure door entry system with passenger lift
- Existing fit-out; meeting room, private office and dedicated broadband line
- Parking available to rear
- New FRI lease available



LOCATION

Located within the heart of Glasgow City centre on the south side of Bath Street a at its junction with Douglas Street benefitting from easy M8 motorway via Charing Cross.

Glasgow's main shopping streets, Buchanan Street & Sauchiehall Street, are a 5-minute walk away as well as being located within a core business / office area of the city centre.

Metred on-street parking is provided to the front whilst numerous multi-storey car parks are found within the immediate vicinity.

Excellent public transport links are also provided with numerous bus services operating on Bath Street whilst Cowcaddens Underground Station and Charing Cross Railway Station are both a short walk away.

Neighbouring occupiers include Moksito Bar, Stephen Doran Hair, Bunker Bar, Eleganza Posa Bridal Shop, The Glasgow Art Club, the Butterfly and the Pig and Smile Café.

DESCRIPTION

Well presented 2nd floor office suite forming part of a larger prominent blonde sandstone building.

Access is via a secure door entry system leading into attractive common areas where a passenger lift and staircase provides access to the upper floors.

Internally the suite provides bright open-plan space complete with a glass partitioned meeting room and private office.

Specification includes suspended ceiling with LED lights, raised access floors, gas central heating, dedicated broadband line.

Communal WCs are found on the landing.

Parking available to the rear separately.

ACCOMMODATION

NIA - 113.43 SQM / 1,221 SQ FT

BUSINESS RATES

RV £14,600

Some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.

EPC

Available on request

ASKING TERMS

The subjects are available on the basis of a new FRI lease with quoting information available upon request.

VAT

The rent is subject to VAT.

VIEWING & FURTHER INFORMATION

Gregor M Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK