

McNicol

PROPERTY CONSULTANTS

TO LET



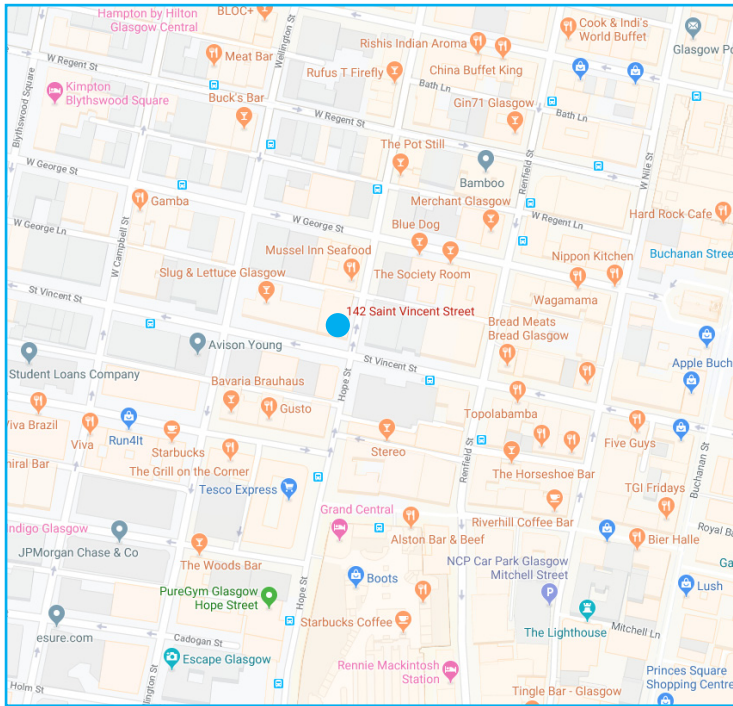
The Exchange

4th Floor | 142 St.Vincent Street | Glasgow | G2 5LA

Newly Refurbished Office Suite • Prime City Centre Location
Excellent Natural Light • Self Contained • Lift Access

Location

The Exchange is a Grade A Listed building located in a prime position occupying the northern corner of St. Vincent Street and Hope Street within Glasgow City Centre. Other occupiers include Eden Scott Ltd, Arch Henderson and Inksters Solicitors. It is easily accessible from both city centre train stations and is within walking distance to both subway stations. Numerous bus services on Hope Street and Renfield Street are all close by and Junction 19 of the M8 is within a few minutes' drive.



Description

The available office space comprises a newly refurbished modern self contained office suite which benefits from predominantly open plan layout, raised access floors, excellent natural light, boardroom / meeting room, modern kitchen area, storage, lift access, separate client / occupier toilets and large windows on three elevations.

Accommodation

Fourth Floor Office Suite - 296 sq m (3,188 sq ft).

Energy Performance Certificate

A copy of the EPC for the property is available upon request. The property is currently rated E.

Lease Terms

The subjects are offered on flexible Full Repairing and Insuring terms to be agreed.

Vat

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

Service Charge

There is a service charge for the building, which covers common items of expenditure and the tenant will be required to pay the appropriate pro rata share.

Local Authority Rates

We have been informed by Glasgow City Council Assessors Department that the accommodation has the following Rateable Value :- £41,250.



Viewing And Further Information

Please contact the Sole Letting Agent:



IMPORTANT NOTICE (Date of Publication November 2019)

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