

 **ST GEORGE'S
STUDIOS** 

to let

HIGH QUALITY
SERVICED OFFICES IN
PRIME CITY LOCATION



**ST GEORGE'S STUDIOS
93-97 ST GEORGE'S ROAD
GLASGOW, G3 6JA**

- Situated just off the arterial M8 motorway in Glasgow
- Flexible serviced office and studio spaces over three floors and a basement.
- Studios available individually or combined
- Dual height within each studio
- Unique office environment
- 24 hour commissionaire
- Secure private parking available
- 19 studios ranging in size between 450 and 1800 sq.ft
- Flexible lease terms for a minimum of 12 months available
- Unrivalled communication links
- www.stgeorgesstudios.com



ST GEORGE'S STUDIOS

LOCATION

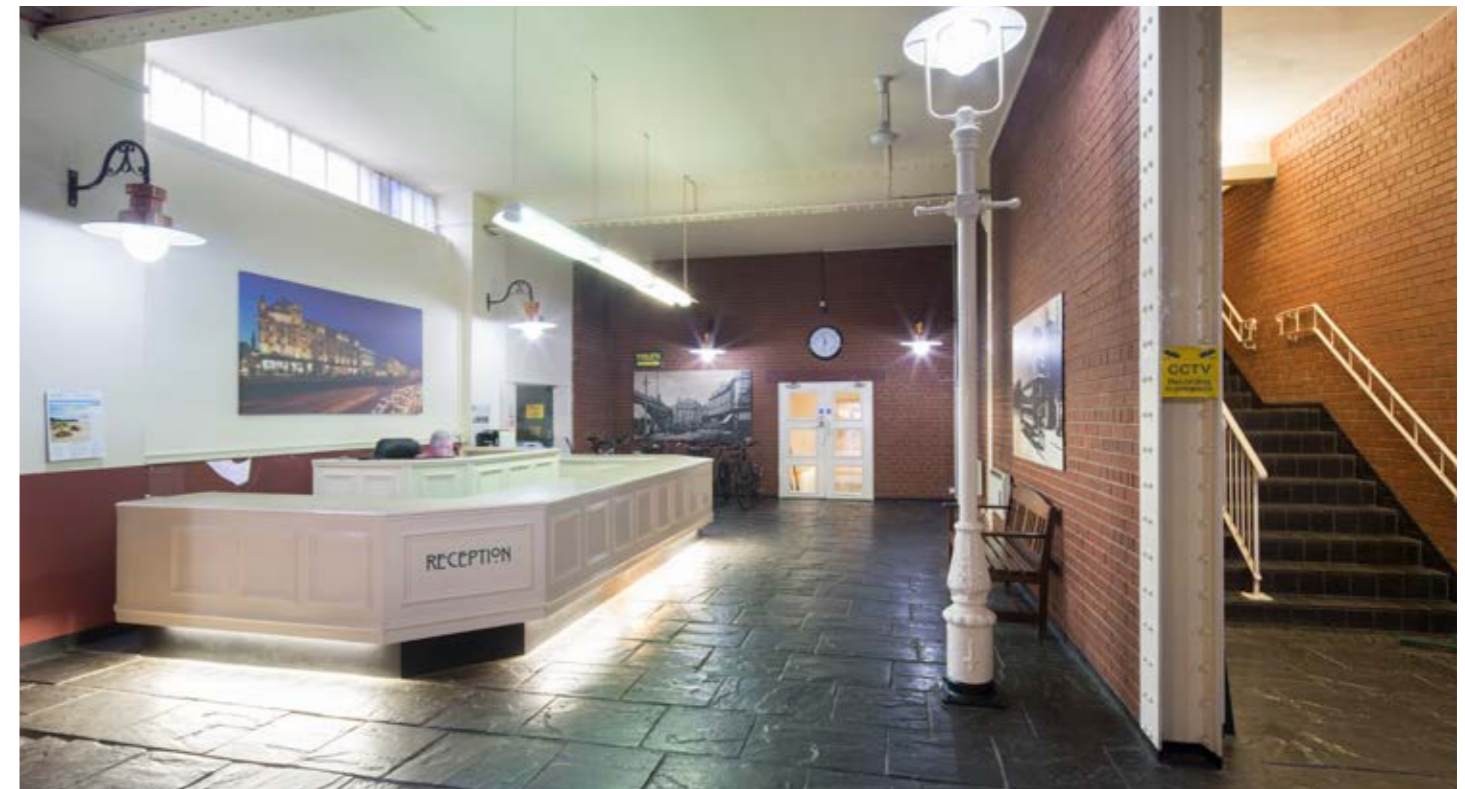
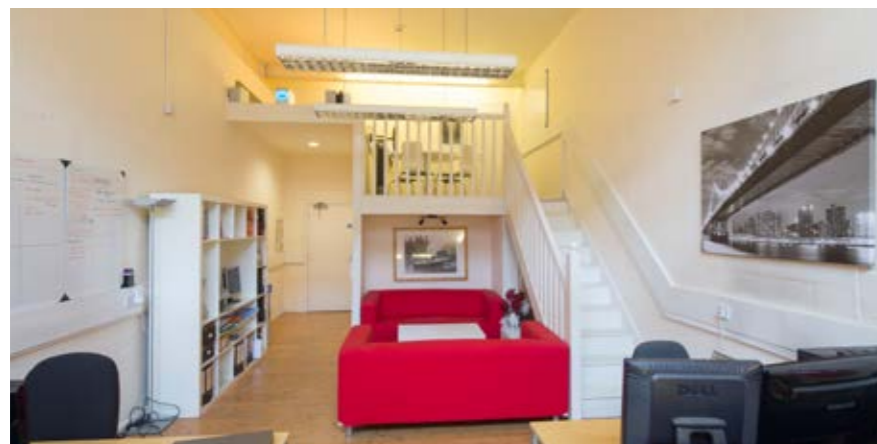
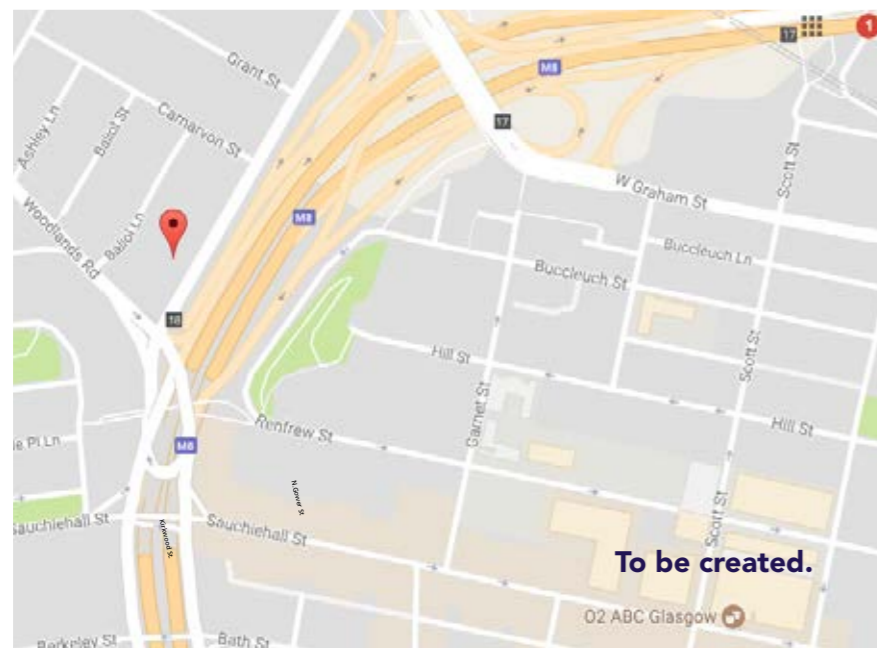
St. George's Studios lie on the west side of St George's Road, directly adjacent to the M8 motorway (junctions 17 & 18). St. George's Cross underground station is a short walk to the north whilst Charing Cross main line railway station is located close by to the south. Regular bus services run along Sauchiehall Street, Woodlands Road and St. George's Road.

The approximate location of the subjects is highlighted on the attached location plan.

HISTORY

In its early years, St George's Studios operated as a city bakery. However, through the art of imagination and attention to detail, the building has since been converted for office/studio use, providing a unique stylish working environment to a variety of tenants.

The building now accommodates approximately 25,000 sq.ft of office space, made up of 19 Studios of varying size between 1st and 2nd floors whilst larger, self-contained office space is provided at 3rd floor and basement levels.



DESCRIPTION

Studios range from 450 sq.ft to 1800 sq.ft, some of which incorporate a small mezzanine section, creating an attractive and purposeful dual floor effect which provides storage below. A wide range of space requirements can be fulfilled through combination of studios where available, whilst a number of studios have been designed to inter-link.

The Studios provide a stylish, friendly and creative alternative to conventional office space and in addition, the building also houses a cafe and a secure car park at ground floor level, the latter of course, being a rare luxury for office space on the cusp of the City Centre. An 8 passenger lift serves the upper floors whilst a 24hr manned commissionaire/reception area provides office occupiers with ideal flexibility.

Meeting room facilities are provided at 1st and 2nd floor level, accommodating 6 and 12 persons respectively which provides occupiers with a welcome opportunity to entertain clients in a

professional manner and out with the strains and stresses of their own office.

Through its bespoke style, unrivalled communication links, high spec offices and ability to accommodate broad range of size requirements, St Georges Studios provide the ideal office environment for a wide variety of tenants, from new start-up companies through to national organisations.

ACCOMMODATION

The building can be let in suites ranging from 450 sq.ft. to 1800 sq.ft. which can be let individually or combined to accommodate larger space requirements.

Please ask the letting agents for an up-to-date schedule of availability which indicates floor areas and associated letting costs such as rental, service charge and local authority rates.



Glasgow Science Centre

Riverside Museum

SEC Armadillo

The SSE Hydro

Squinty Bridge

Kelvingrove Art Gallery and Museum

Park Circus

Mitchell Library

ST GEORGE'S STUDIOS

M8

Sauchiehall Street



ST GEORGE'S STUDIOS

LEASE TERMS

The Studios are available to let on Full Repairing and Insuring lease terms, individually or combined for a period to be agreed.

In order to simplify the legal process, leases will be formalised via a standard lease / license agreement, a copy of which can be provided to genuinely interested parties.

RENTAL

Quoting rents are highlighted on the availability schedule on a per studio basis.

SERVICE CHARGE

A service charge will be levied in respect of common maintenance, cleaning, heating and reception services. The current service charge figures are contained in the availability schedule and a complete breakdown of services is available on request through the letting agents.

Each suite within the building is separately metered for electricity and tenants will be responsible for their own electricity costs.

RATING ASSESSMENT

Each studio within the building is separately listed for rates purposes allowing occupiers to apply for rates relief through the Small Business Bonus Scheme. The rateable values are highlighted on the availability schedule, which can be requested from the letting agents.

ENERGY PERFORMANCE

A copy of the energy performance certificates and reports can be made available on request.

VAT

All prices quoted are exclusive of VAT, where applicable.

MEETING ROOM

In addition the common break out areas within the building, there will be two meeting rooms available to tenants situated on the first and second floors, which shall be bookable by the hour on a 'first come first served' basis to the tenants.

ENERGY PERFORMANCE

The business centre has a single Energy Performance rating of F. A copy of the certificate report can be requested from the letting agents, or alternatively viewed at the reception desk.

LEGAL COSTS

Each party will be responsible for their own legal costs.

DM HALL
CHARTERED SURVEYORS

0141 332 8615
or visit www.dmhall.co.uk

VIEWING AND FURTHER INFORMATION

Viewing is strictly by appointment only:

Contact: Claire Hutton or Alister Gibson

Telephone: 0141 332 8615

Email: claire.hutton@dmhall.co.uk / Alister.Gibson@dmhall.co.uk

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