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**BOTHWELL STREET · GLASGOW · G2 6NL**

**from 2,514 sq ft to 11,882 sq ft**

# 33

## 33 Bothwell Street occupies a strategic location in the heart of Glasgow's prime office core and in the International Financial Services District.

Situated at the corner of Bothwell Street and Wellington Street, the building is located within minutes of all public transportation nodes including Glasgow Central and Queen Street Railway Stations, the bus networks and the Subway Stations. Furthermore, direct access to the M8 motorway is closeby.

An extensive array of city centre amenities including Starbucks, Costa, Indigo Hotel, Grand Central Hotel and Sainsbury's are in immediate proximity.



### Description

33 Bothwell Street is a prominent six storey modern landmark office building providing high specification office accommodation.

The building is accessed at ground floor level via a manned reception with two passenger lifts serving all floors.

- Second floor fully refurbished
- Combination of underfloor and perimeter trunking
- LED lighting
- Suspended metal tile ceiling
- Combined heating and comfort cooling
- First floor to be fully refurbished
- Dedicated male and female toilet facilities
- Front door DDA access
- Shower and bike rack facilities
- Full-time building manager
- The fund is a GRESB member and was awarded a Green Star for the 2020/2021 submission



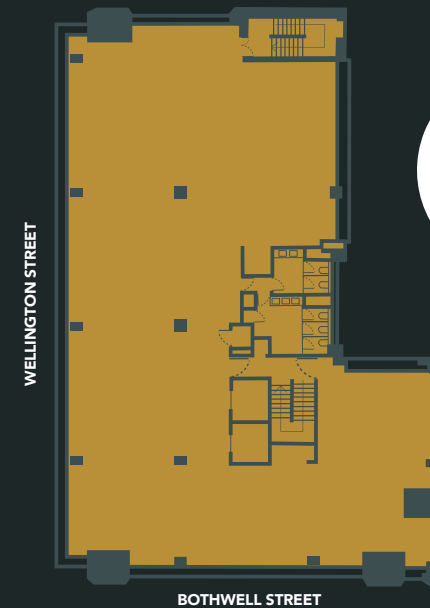
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## Accommodation

FLOOR	SQ FT	SQ M	CAR PARKING*
Second	4,748	441.1	2
First	4,620	429.2	2
Ground	2,514	233.5	

\*Secure car spaces are located within the basement car park.

## Typical Floor Plan



## Legal Costs

Each party will be responsible for their own legal costs incurred and any incoming tenant responsible for any Stamp Duty Land Tax, Recording Dues and VAT as applicable.

## Lease Terms

The accommodation is available on the basis of a new Full Repairing and Insuring lease for a term to be agreed.

Rental upon request.

In addition a service charge will be payable in respect of the common services.

## EPC

The Energy Performance Certificate currently provides a rating of 'B'.

## VAT

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

## Rates

The incoming occupiers will be responsible for Local Authority rates.

The second floor suite has a Rateable Value of £54,000.

The first floor suite has a Rateable Value of £54,500.





ST ENOCH CENTRE

RIVER CLYDE

BUCHANAN WHARF DEVELOPMENT

ARGYLE STREET

GLASGOW CENTRAL TRAIN STATION

BUCHANAN ST

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UNION STREET

HOPE STREET

WELLINGTON STREET

BOTHWELL STREET



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## Further Information

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