

Modern Open Plan Office To Let
Third Floor 2,490 sq ft (231.33 sq m)

- Premier Glasgow Business Address
- Refurbished, modern office space
- Excellent public transport connections
- Competitive rental terms

No.18 Blythswood Square

Glasgow G2 4AD



No.18 Blythswood Square

The property enjoys an enviable position on Blythswood Square, one of Glasgow's premier business addresses, overlooking private gardens.

Blythswood Square is located a short distance from the M8 motorway, with access both east and westbound only a few minutes' drive away. Glasgow Central and Queen Street railway stations are a short distance to the east, whilst the area is well served by local bus connections.

The area benefits from a range of amenities, with a number of coffee shops, bars and shops being on the doorstep, concentrated around Sauchiehall Street and Buchanan Street. The 5-star Kimpton Blythswood Hotel is located adjacent.

The building is occupied by a mix of professional companies including Malcolm Hollis and Ricardo AEA.



DESCRIPTION

Located at the top floor of an attractive 4 storey townhouse, the office has been fully refurbished and benefits from the following specifications:

- Lift access from ground floor
- Raised access floor with carpet tile finish
- Suspended ceiling with modern lighting
- Comfort cooling
- Two dedicated toilets
- Gas central heating
- Secure door entry system

ACCOMMODATION

The 3rd floor suite extends to an approximate area of 2,490 sq ft (231.33 sq m).

TERMS

A new Full Repairing and Insuring lease offered on flexible terms.

RENTAL

£10 per sq ft.

VAT

Rents are quoted exclusive of VAT.

RATES

The incoming tenant will be responsible for all local authority rates incurred as a result of their occupation. The suite may be eligible for Fresh Start relief. Interested parties should make their own enquiries with the Local Authority.

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.

FURTHER INFORMATION

Available via the joint agents.



Michael Facenna
michael.facenna@avisonyoung.com
0141 305 6383

Alice Elder
alice.elder@avisonyoung.com
0141 305 6354



Eric Thomson
eric@thomsonproperty.co.uk
0141 611 9666