

McNicol

PROPERTY CONSULTANTS

TO LET

REFURBISHED OFFICE



**Second Floor, Old Sheriff Court Building
70 Hutcheson Street, Glasgow, G1 1SH**

• **Attractive Merchant City Location** • **Potential for Alternative Use**

• **Net Internal Area of 644.93sq m (6,942sq.ft)** • **New FRI lease available** • **£60,000 per annum rental**

www.mcnicolproperty.co.uk

Location

The subject is located in the heart of the Merchant City, between Hutcheson Street and Brunswick Street. In close proximity to George Square and other local amenities.

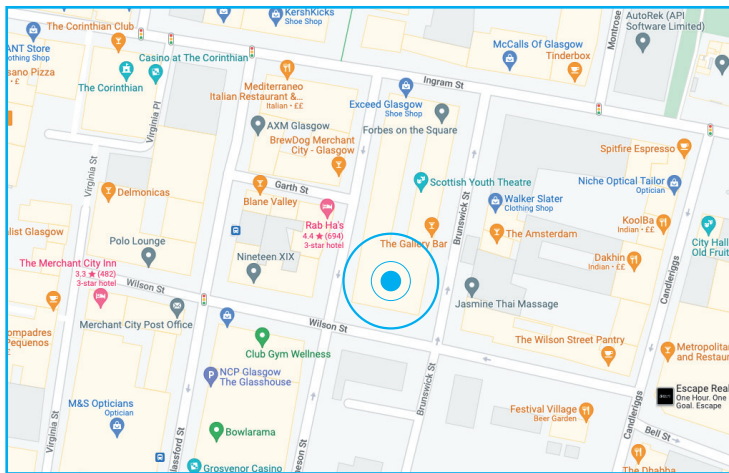
The property has strong public transport links being 5 minutes' walk from Queen Street Station and 10 minute walk from Central. In addition to bus links and the subway.

Description

The Old sheriff Court is an impressive listed building converted in 2005 into a mixed use residential/commercial development.

The suite is an open plan layout with a central core in a fully refurbished condition. Benefiting from raised access flooring, suspended ceiling, Full VRV air conditioning, dedicated toilet and shower facilities and wheel chair access.

The second floor office suite is accessed by the ground level secure lobby from Hutcheson Street. Access to the upper floor is provided by way of stairs and a DDA compliant lift.



Floor Area

From measurements taken on site we calculate the property to extend to the following Net Internal floor area:

Floor area: 644.93sq.m. (6,942 sq. ft.).

Rates

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £65,500.

Please note that a new occupier has the right to appeal the current assessment.

Lease Terms

£60,000 per annum rental on Full Repairing & Insuring terms.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

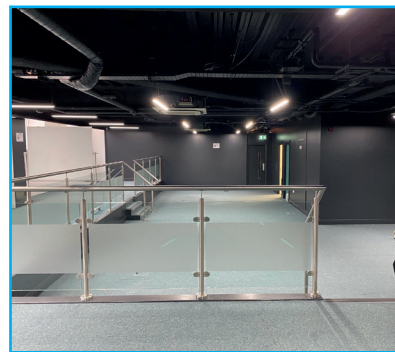
A copy of the Energy Performance Certificate is available upon request.

Entry

Entry is available upon completion of legal formalities.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction.



Viewing And Further Information

Please contact the Letting Agent:



IMPORTANT NOTICE (Date of Publication December 2022)

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