

TO LET

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David Allison & Company
Chartered Surveyors



REFURBISHED OFFICE SUITE

142 ST VINCENT ST, GLASGOW G2 5LA

2,959 SQ FT (274.90 SQ M)

- Landmark 'A' Listed Building
- Prominent corner location in the city's Central Business District (CBD)
- Newly refurbished suite
- New LED lighting, underfloor trunking, fully carpeted
- Flexible lease terms available

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LOCATION

The Exchange occupies a commanding corner position on St Vincent Street at the junction with Hope Street in the heart of Glasgow's Central Business District (CBD). The surrounding area offers immediate access to a variety of shops, cafes, bars, restaurants and hotels.

The location is highly accessible, being within walking distance of both Central and Queen Street railway stations as well as the Subway and is at the confluence of a number of bus routes.

DESCRIPTION

The Exchange is a landmark Victorian building within Glasgow City Centre which is 'A' Listed and extends over ground and six upper floors. The available suite has been newly refurbished and occupies the second floor which is accessed via a lift or stairwell from the ground floor foyer.

The internal accommodation is open plan but with a built-in flexibility for creating internal work or break out zones, and includes a central reception area with curved wall backdrop feature for branding. The suite is fully carpeted with underfloor trunking and suspended LED lighting. There are also dedicated male and female toilet facilities and a kitchen.

ACCOMMODATION

The premises have been measured and provides the following Net Internal Area

FLOOR	SIZE (SQ M)	(SQ FT)
Second Floor	274.90	2,959

TERMS

The property is available to lease on the standard tenant's fully repairing and insuring terms for a period of negotiable duration.

RENT

On application

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a Rateable Value of £39,500.

LEGAL COSTS

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal costs, as well as registration dues and any LBTT that may be applicable.

VAT

VAT if applicable will be charged at the standard rate

Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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VIEWING/FURTHER INFORMATION

Strictly through the agents:

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