

TO LET (MAY SELL)
OFFICE SUITES OVER THREE FLOORS

3RD, 4TH AND 5TH FLOORS • 114 UNION STREET • GLASGOW • G1 3QQ

- Within traditional sandstone building in the heart of the city centre.
- Close to Glasgow Central Station entrance.
- Excellent transport/communication links.
- Secure entry and passenger lift to all floors.
- Third floor 195 sq.m. (2,099 sq.ft.) approximately.
- Fourth floor 199.02 sq.m. (2,142 sq.ft.) approximately.
- Fifth floor 75.67 sq.m. (816 sq.ft.) approximately.
- Preference to let and rents from only £6.50 per sq.ft.
- May consider a sale – offers invited.

LOCATION

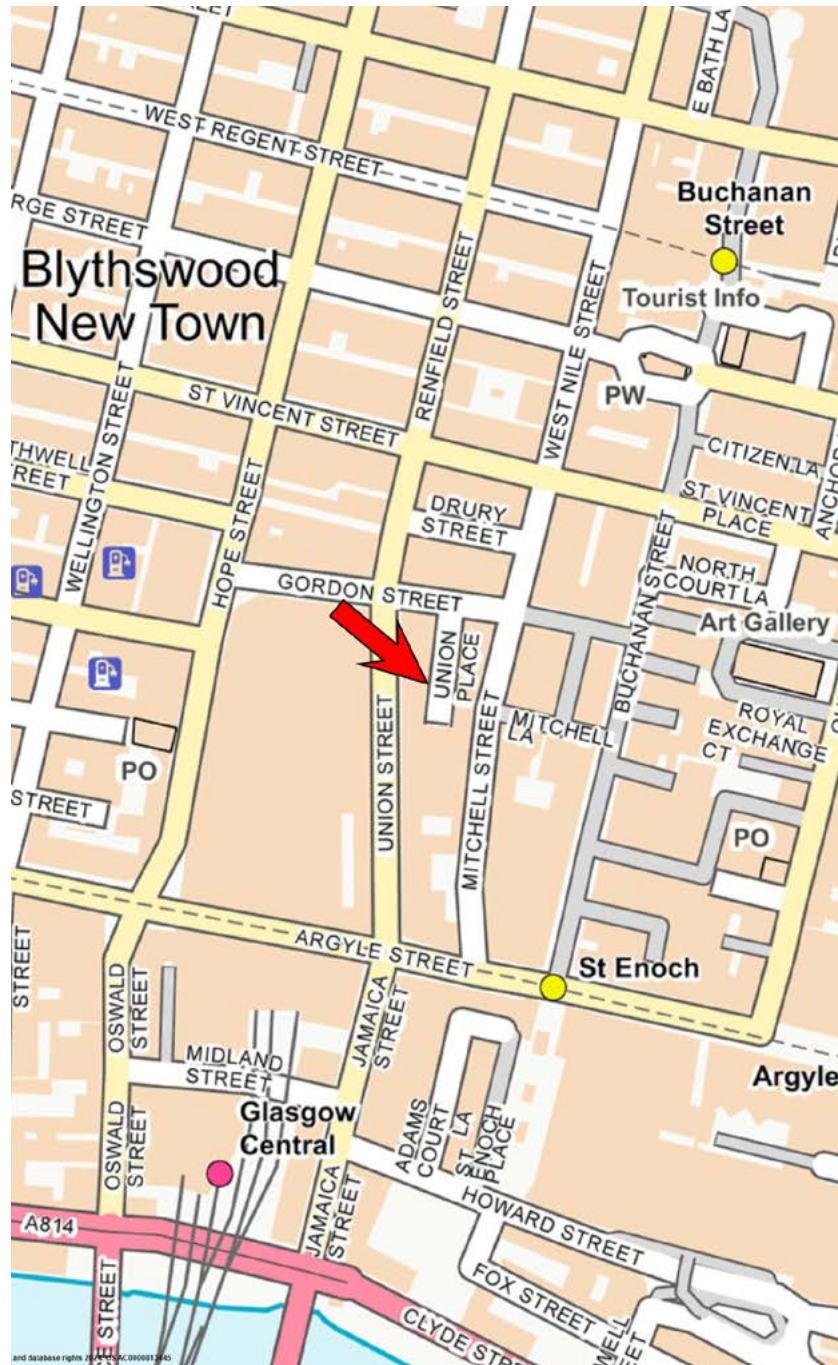
The property is on the east side of Union Street between the junctions of Gordon Street and Argyle Street as shown on the location plan. The office block is directly opposite the eastern entrance to Central Station and aside from close proximity to rail services there are numerous bus services, to and from the city, at Union Street and nearby Hope Street. There are large NCP car parks within walking distance at Oswald Street, Mitchell Street and Wellington Street. The subjects therefore provide an attractive location for people commuting to the city centre.

The property also benefits from its close proximity to a wide range of city centre amenities including a variety of retailers/ supermarkets, gym premises, bars and restaurants.

DESCRIPTION

The subjects are within a six storey building of sandstone construction with a combination of pitched and flat roof sections. There is a secure door entry access to the property and a passenger lift to all floors.

As will be seen from the photographs and indicative floor plans, the subjects provide a mix of larger open plan general office space together with private rooms (currently used for TV and film production purposes), kitchen and toilet facilities.

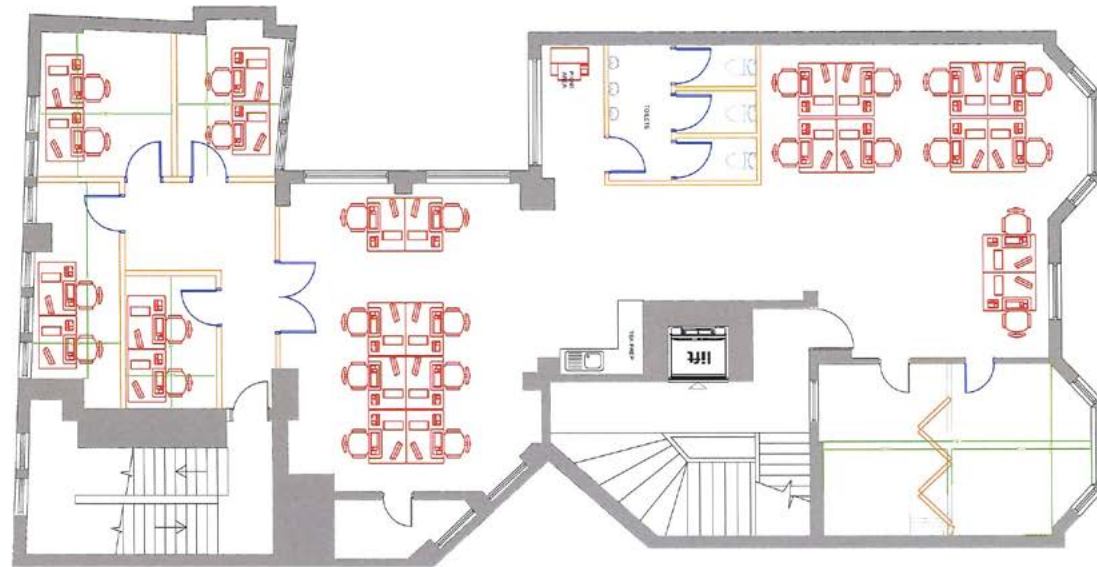


FLOOR AREAS

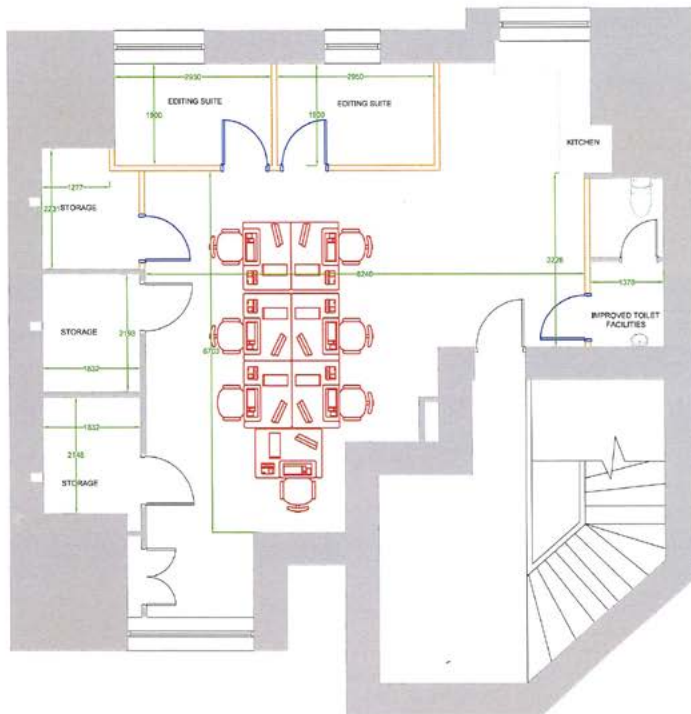
The subjects have the undernoted approximate net internal floor areas:-

FLOOR	SQ.M	SQ.FT
Third Floor	195.00	2,099
Fourth Floor	199.02	2,142
Fifth Floor	75.67	814
Total	469.69	5,056

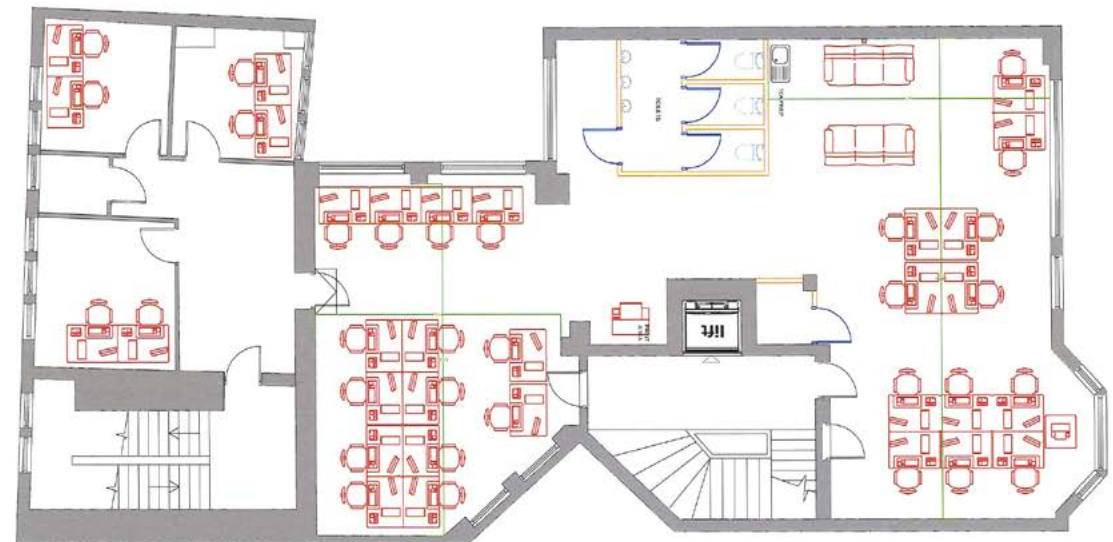
Third Floor



Fifth Floor



Fourth Floor



RATES

Rateable Values:-

Third Floor Suite: **£13,400**

Fourth Floor Suite: **£15,500**

Fifth Floor Suite: **£4,500**

Subject to applicant status, the 5th floor should receive 100% rates relief and the 3rd and 4th floors should receive 65% and 22.5% relief respectively. Parties should however make their own enquiries in this respect to the Glasgow City Council Assessor's Department.

Please note any ongoing occupiers will have an automatic right to appeal these assessments.

LEASE TERMS

Our Clients preference would be to lease the subjects as a single entity, however, consideration will be given to separate lettings on Full Repairing and Insuring terms for periods of not less than three years. Rental terms from only £6.50 per sq.ft.

POSSIBLE SALE

Consideration may be given to the sale of the subjects as a package/single entity and offers are invited on this basis.

VAT

All prices quoted are exclusive of VAT where applicable.

EPC

A copy of the Energy Performance Certificate's (EPCs) are available upon request however the ratings are as undernoted:-

Third Floor – C

Fourth Floor – C

Fifth Floor – B

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by prior arrangement with:

Graeme Todd

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or

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