

OFFICES

FOR SALE  
(MAY LET)

VAT Free

59  
Bath  
Street

3rd and 5th Floors

The Connect Building | 59 Bath Street  
Glasgow | G2 2DH



## LOCATION

59 Bath Street is a prominent modern style building on the south side of Bath Street between Renfield Street and Hope Street.

The buildings location is excellent for a wide range of retail, restaurant and coffee shop facilities in Sauchiehall Street and closeby. Buchanan Street, Queen Street Station and the Underground are within a few minutes' walk. Buses operate on Bath Street and closeby with metered on street car parking and public car parks also close at hand.



## 3RD FLOOR

This self-contained floor has perimeter trunking and radiators providing heating together with additional comfort cooling air conditioning. The office space is currently sub divided into a reception, three meeting rooms, three office zones within the open plan floor and a large kitchen.

The floor also has its own male and female toilets plus a shower. The air conditioning units and utilities are separate serving only this floor.



## DESCRIPTION

The self-contained 3rd and 5th floors are offered for sale.

The building has a substantial secure entrance with a door entry system. A passenger lift serves all the upper floors.

A rear entrance door provides access to the car parking to the rear.



## 5TH FLOOR

In excellent decorative condition, this bright and light top floor has windows front and back.

The offices benefit from heating and cooling air conditioning, perimeter trunking and LED lighting together with furniture and screens. Offering a ready to operate facility, the floor is currently subdivided into a reception waiting area, three meeting rooms, a large fully fitted kitchen and the main open plan office area.

The floor has its own male and female toilets. The air conditioning units and utilities are separate serving only this floor.





## FLOOR AREAS

We are advised that the net internal floor areas are:

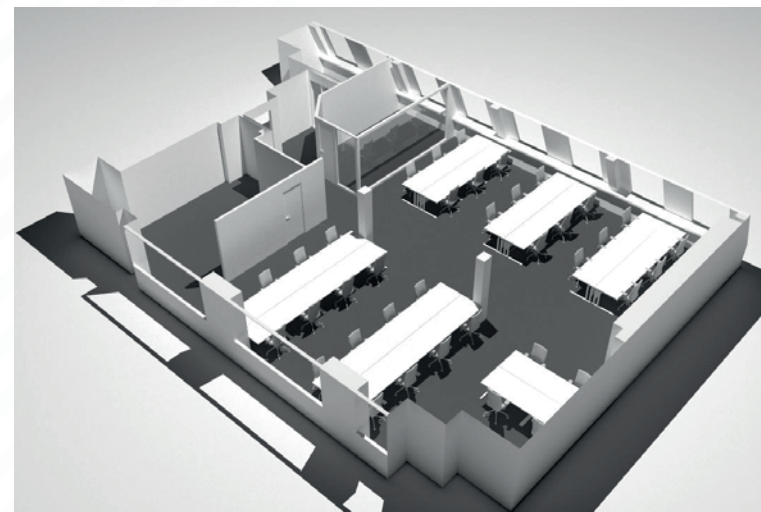
5th Floor 2,306 sq ft

3rd floor 2,526 sq ft



## FLOOR PLANS

**5th Floor** – Fitted Out Layout



**3rd Floor** – Original Floor Plan Pre Fit Out



## CAR PARKING

A total of 4 car spaces are available in the car park to the rear, 2 per floor.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

5th Floor EPC 'E'

3rd Floor EPC 'C'

Further information is available on request

## RATEABLE VALUE

5th Floor RV £24,750

3rd Floor Will require to be reassessed –

4th floor RV is £28,500

## COMMON CHARGES

Each floor owner is responsible for a pro rata share of the building's maintenance and operating costs. Further details are available on request.

## PRICE

Our clients are seeking to sell their heritable interest in both floors either together or separately and the associated car parking.

Please contact the sole selling agent Phil Reid for price information.

## VAT

Please note that the owners have not elected to tax so the sale of these floors sales will be free of VAT

## ANTI MONEY LAUNDERING

In accordance with the current Anti Money Laundering regulations, the purchasers will be required to satisfy the vendors and their agents regarding the source of the funds being used to complete this transaction.



## FURTHER INFORMATION

For further details, to view or to discuss your requirements, please contact Phil Reid:

Phil Reid

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M: 07876 398 465

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