



**eighteen**  
Bothwell Street  
Glasgow, G2 6NU

**TO LET**

**First Floor Office**

3,397 sq ft  
(315.55 sq m)



# description

18 Bothwell Street comprises a 3 storey mid-terraced office building situated within a prime Bothwell Street address. The available floorplate provides 3,397 sq ft of office accommodation containing a staff break out area, meeting rooms and a private office.

The first floor suite provides the following specification:

- Striking modern reception foyer
- 8 person passenger lift
- Secure video door entry system allowing 24/7 access
- Flexible open plan floorplate
- High quality tenant fit-out including 2 meeting rooms and private office and staff kitchen/break out area
- Combination of recessed LED lights and LG7 feature pendant lighting
- Gas central heating
- Floor boxes fully wired
- Dedicated male, female and disabled WC facilities
- Dedicated shower facility



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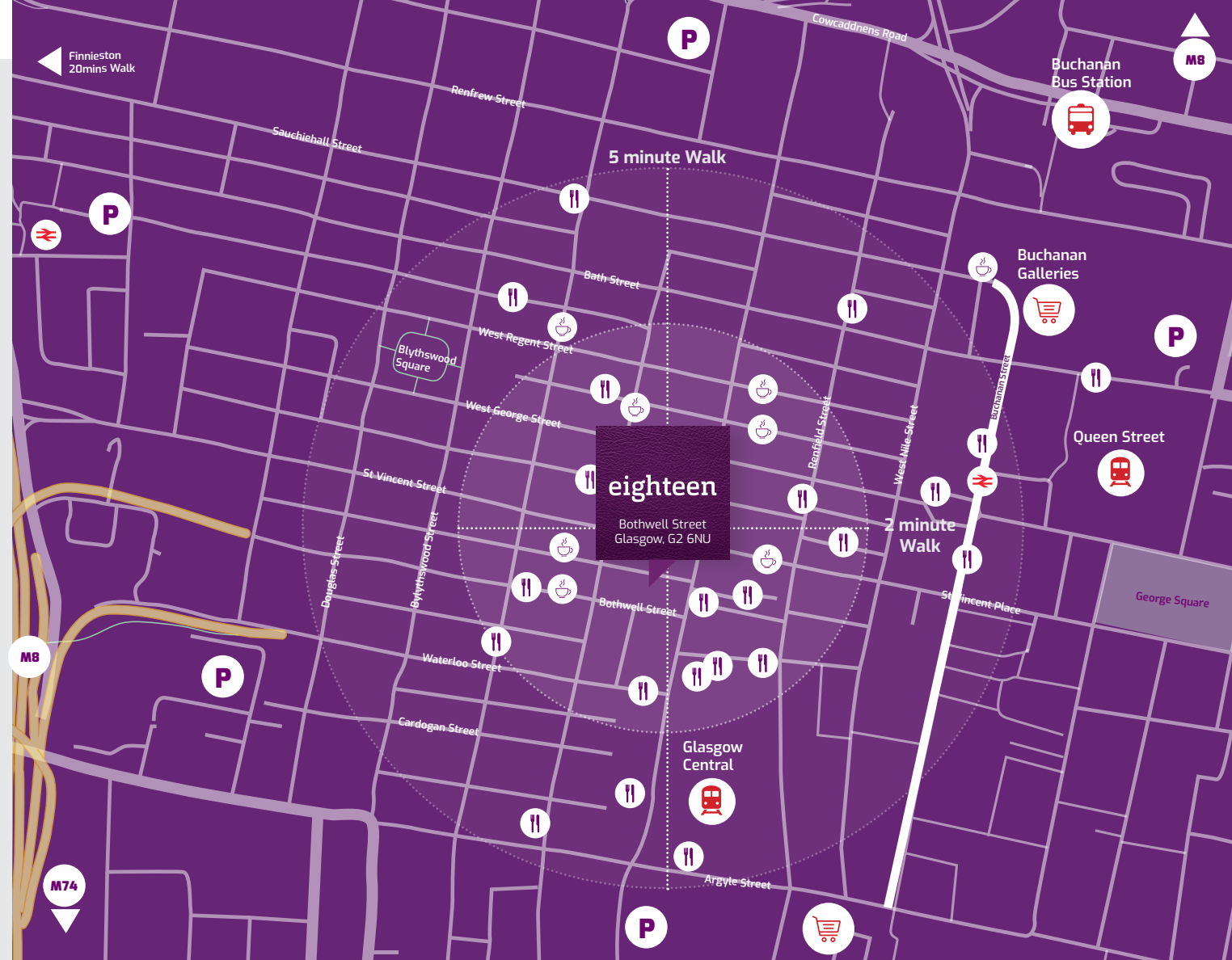
# location

18 Bothwell Street is located in the heart of Glasgow City Centre on the north side of Bothwell Street.

Bothwell Street, one of the City's principal business addresses, lies at the heart of both the CBD and IFSD.

The central location offers quick and easy access to both the national motorway network and main line railway stations as well as a wide range of other public transport facilities.

Glasgow's premier shopping street, Buchanan Street is located within short walking distance with a vast range of restaurants and coffee shops also located in the immediate surrounds.



## Rateable Value

The incoming occupier will be responsible for the payment of all local authority rates. Any enquiries should be made to the Glasgow City Assessor's - [click here](#)

## Lease Terms

The suite is available by way of assignation or sublease, with the current lease expiring March 2025. A new longer term lease agreement can also be negotiated with the landlord.

## Value Added Tax

VAT will be charged on the rent and all other obligations associated with the property at the prevailing rate.

## EPC

The property has an EPC rating of 'D' and a copy of the certificate is available upon request.



## Viewing and further information

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