

TO LET CITY CENTRE OFFICE SUITES

SELF CONTAINED
OFFICES WITH
PARTIAL FIT OUT.

PRELIMINARY DETAILS

Ryden



91 MITCHELL STREET,
GLASGOW, G1 3LN

GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agents

GLASGOW
130 St Vincent Street
Glasgow
G2 5HF



ryden.co.uk

1,500-1,874
SQUARE FEET

139.35 -
174.10
SQUARE METRES

MODERN OFFICE LOCATED WITHIN GLASGOW'S CENTRAL BUSINESS DISTRICT



LOCATION

91 Mitchell Street is located in the heart of Glasgow city centre benefiting from excellent transport links via Glasgow Central and Glasgow Queen Street railway station and the Buchanan Street underground are located within a close proximity.

In addition, there is an NCP multi-storey car park adjacent to the building.

Office occupiers in the building include MTM Family Law and Barnardos, and leisure operators nearby include Revolution, Sugo, Bar Soba and Franco Manca.

DESCRIPTION

The 2nd Floor suite provides open plan office accommodation with meeting room, kitchen, male and female WCs and shower room.

The 4th Floor suite provides open plan office accommodation with meeting room, casual meeting/ break out room, kitchen and WCs.

There is a full refurbishment of the common areas at 91 Mitchell Street programmed with completion expected Autumn 2022.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC rating of E.

A copy of the EPC and Recommendation Report can be provided upon request.

ACCOMMODATION

The property provides the following net internal floor areas, as measured in accordance with the RICS Code of Measuring Practice (6th Edition):

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
4TH (REAR)	142.05	1,529
3RD (FRONT)	174.10	1,874
2ND (REAR)	139.35	1,500

TERMS

The property is available on flexible Full Repairing and Insuring Terms for a period to be agreed.

RATEABLE VALUE

The subjects require to be re-assessed to determine the new Rateable Values, which are estimated as follows:

4th - £12,5700
3rd - £15,000
2nd - £11,000

Any ongoing tenant may benefit from 100% rates relief through the **Small Business Bonus Scheme**. Details available on request.

RENT

On application.

Service Charge

There is an annual service charge for the upkeep of common parts. Further information is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The incoming tenant or purchaser will be responsible for any LBTT and Registration Dues, if applicable.

VALUE ADDED TAX

All monies due under the lease will be VAT chargeable at the applicable rate.

CONTACT

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Ryden

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