

TO LET

OFFICE / STUDIO UNITS

UNITS 4 & 5

158 -162 BOTHWELL ST,
GLASGOW G2 7EL

Prominent Site Opposite
New Virgin Money HQ

Unit 4, 3,250 Sq Ft (301 Sq M)

Unit 5, 3,499 Sq Ft (325 Sq M)



Unit 4



- Self contained studio/office with own front door
- Ground and mezzanine accommodation
- Disabled access and disabled toilet
- Air conditioning
- Intercell raised access floor
- Kitchen/break out area
- Private meeting room

Description

The subjects comprise commercial units arranged over ground and mezzanine levels with double height glazed frontage to Bothwell Street.

Each unit benefits from main door access from Bothwell Street with specification including air-conditioning, raised access floor, LED lighting and contemporary finishes.

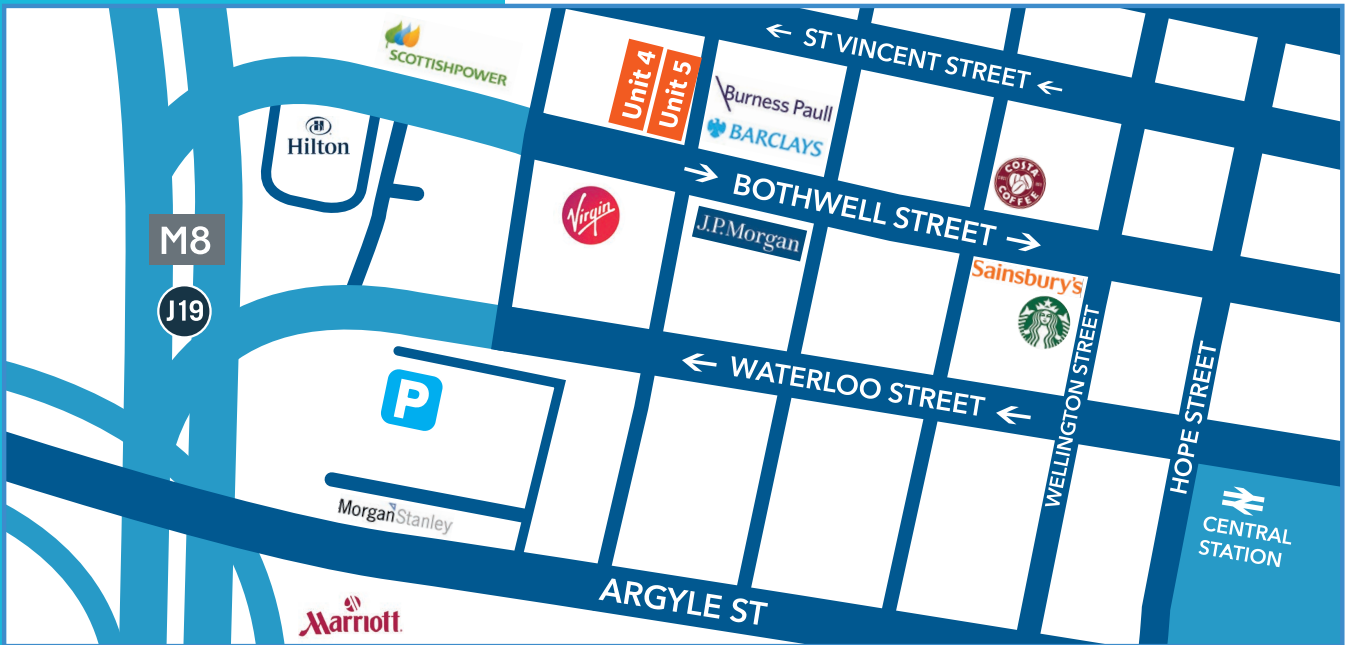
Both units provide modern, open plan accommodation at ground floor with kitchen and staff facilities to the rear with a mezzanine providing additional floor space and meeting/boardroom.

UNIT	FLOOR AREA (sq. ft.)	RENT (per annum)	RATEABLE VALUE
UNIT 4, 162 Bothwell Street	3,250	£55,250	£36,500
UNIT 5, 158 Bothwell Street	3,500	£59,500	£37,250



Unit 5





158-162

BOTHWELL STREET, GLASGOW

Prominently positioned on the north side of Bothwell Street between Douglas Street and Pitt Street, the building benefits from 10,000 passing cars every day (Source: Transport Scotland).

Bothwell Street is a bustling area of the city dominated by mixed commercial uses including major office blocks, retail units, restaurants and bars. The street has firmly established itself as the 100% prime office pitch in Glasgow with the neighbouring Aurora Building and 141 Bothwell Street being home to corporate occupiers such as Barclays Wealth, Burness LLP, Pinsent Masons, PWC, Shell and JP Morgan. Nearby retail occupiers include Barclays, Sainsbury's, Costa, Superdrug and Viva Brazil.

Scottish Power's new 220,000 sq ft headquarters are nearby on St Vincent Street and Morgan Stanley are moving into the HFD development opposite on Waterloo Street and a major pre-let to Clydesdale Bank has been secured for the site directly opposite the subjects.

Rent

Unit 4 - £55,250 per annum

Unit 5 - £59,500 per annum

Rating Assessment

Ingoing tenants will be responsible for payment of non-domestic property rates, water and sewerage rates.

Please note that a new occupier has the right to appeal the current assessment.

Unit 4 - Rateable Value £36,500

Unit 5 - Rateable Value £37,250

Lease Terms

The subjects are available on Full Repairing & Insuring leases for a term to be agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the transaction, with the ingoing tenant being responsible for LBTT registration dues and VAT incurred thereon.

EPC's

Available on request.

Viewing and further information

Viewing is strictly by appointment and arrangements should be made by contacting the joint letting agents:

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