

TO LET MODERN OFFICE SUITE

SELF CONTAINED,
FITTED OUT OFFICES
WITH CAR PARKING.

PRELIMINARY DETAILS

Ryden



**245 ST VINCENT STREET,
GLASGOW , G2 5QY**

GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agents

1,958
SQUARE FEET

181.95
SQUARE METRES

GLASGOW
130 St Vincent Street
Glasgow
G2 5HF



ryden.co.uk

HIGHLY SPECIFIED OFFICE LOCATED WITHIN GLASGOW'S CENTRAL BUSINESS DISTRICT



LOCATION

245 St Vincent Street occupies a prominent corner position at the junction of St Vincent Street and Douglas Street within Glasgow's Central Business District.

The building offers superb access to a wide array of amenities and Glasgow's excellent public transport and motorway networks. Nearby occupiers include Argyle Consulting, Graham and Sibbald and The Royal College of Physicians and Surgeons.

DESCRIPTION

The available accommodation has been extensively refurbished as follows:

- Plaster ceilings with suspended LED lighting
- Perimeter trunking (lower ground floor)
- Contemporary carpet covered floor finish
- Gas Central Heating
- Predominantly New Double Glazing
- Kitchen
- Cat 6E cabled for IT
- Access to Male and Female toilets.

Both suites benefit from a dedicated entrance off St Vincent Street.

A total of 6 car parking spaces are available in the rear car park (3 tandem spaces).

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC rating of B.

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)
GROUND	88.56	970
LOWER GROUND	93.39	1,005
TOTAL	181.95	1,958

The landlord's preference is to secure a single tenant floor for both floors.

TERMS

The property is available on 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:

Ground - £11,700
Lower Ground - £10,900

Car parking spaces are assessed separately.

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

RENT

On application.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing 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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