

# TO LET OFFICE SUITE

PRELIMINARY DETAILS

# Ryden

HIGH PROFILE  
LOCATION OVER  
LOOKING BUCHANAN  
STREET—SUITABLE  
FOR A VARIETY OF  
USES



**1ST FLOOR (PART)**  
**48 WEST GEORGE STREET,**  
**GLASGOW, G2 1BP**

**1,298**  
SQUARE FEET

**120.63**  
SQUARE METRES

## GET IN TOUCH

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**TELEPHONE** 07384 543094

Viewing is strictly by arrangement with the sole letting agents

## GLASGOW

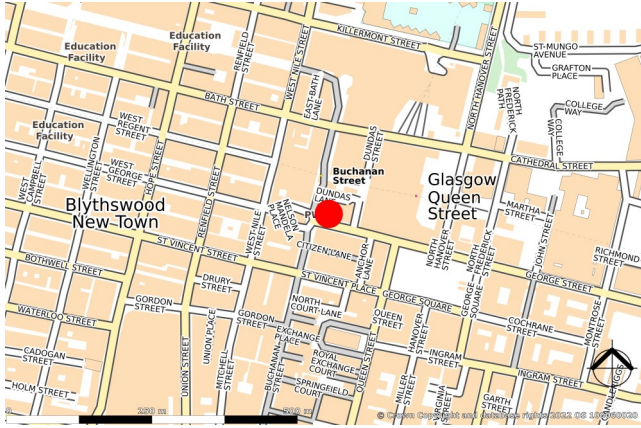
130 St Vincent Street  
Glasgow  
G2 5HF  
0141 204 3838



[ryden.co.uk](http://ryden.co.uk)

# HIGH PROFILE, CELLULAR OFFICE

## LOCATION



The subjects are situated on the corner of West George Street and Buchanan Street in the heart of the City Centre, adjacent to Buchanan Street Subway Station and Queen Street Railway Station, overlooking the prime retail thoroughfare of Buchanan Street.

## DESCRIPTION

The suite provides 5 interconnecting cellular rooms, on the first floor of the subjects.

The suite provides plaster ceilings with flat panel LED fittings, carpeting throughout and electric heating.

The suite provides a dedicated toilet facility and a number of storage rooms.

The suite is accessed via stairs leading from the West George Street entrance.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

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)
1ST FLOOR	121	1,298
TOTAL	121	1,298

## TERMS

The property is available on Full Repairing and Insuring Terms for a period to be agreed at an annual rental of £15,000 per annum.

## RATEABLE VALUE

We can confirm that the subjects are entered in the Valuation Roll with a Rateable Value effective from 1 April 2017 of £8,700. The suite therefore qualifies for 100 % rates relief under the small business bonus scheme.

## SERVICE CHARGE

The incoming tenant will be liable for a proportionate share of the building service charge. Detailed information is available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing occupier 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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June 2022

# Ryden

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