

# Ryden

## TO LET

MODERN OFFICE SUITES  
IN PRIME CITY CENTRE  
BUSINESS LOCATION



**AILSA COURT**  
**121 WEST REGENT**  
**STREET**  
**GLASGOW**  
**G2 2SD**

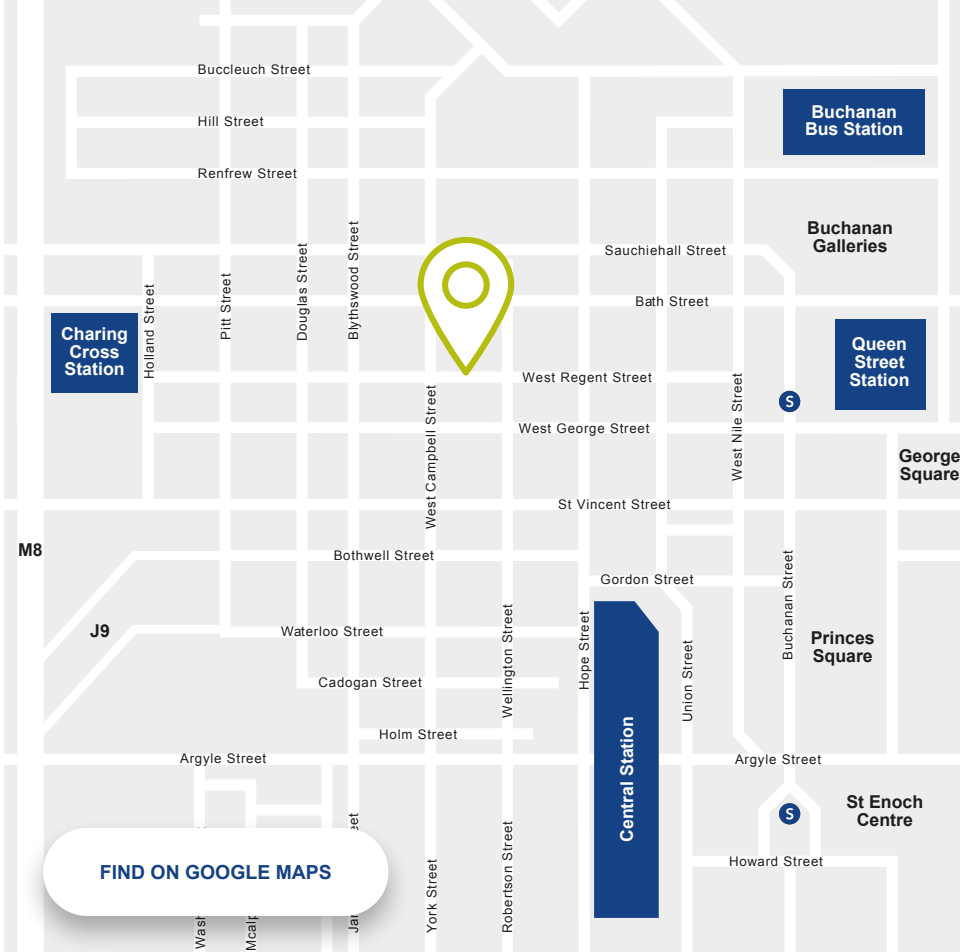
**3,105 SQ FT -**  
**6,739 SQ FT**

**LOCATED WITHIN**  
**GLASGOW'S**  
**BUSINESS DISTRICT**

**GROUND FLOOR AND**  
**THIRD FLOOR SUITES**

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**THE PROPERTY IS  
LOCATED WITHIN  
GLASGOW'S  
BUSINESS DISTRICT  
ON THE SOUTH  
SIDE OF WEST  
REGENCY STREET**



## LOCATION







The property is located within Glasgow's Business District on the south side of West Regent Street, within close proximity of Glasgow Central and Queen Street Stations and in addition Cowcaddens and Buchanan Street Subway Stations. West Regent Street benefits from a variety of restaurants and bars and is a short walk from the retail amenities of Sauchiehall Street and Buchanan Street.

## DESCRIPTION

The ground floor office has been recently refurbished to a modern standard and offers open plan space with fitted meeting rooms. The suite benefits from a small tea prep and self-contained male and female toilets.

The third floor suite is of a similar open plan layout with meeting rooms, kitchen and toilets.

The specification is:

-  Bright open plan office accommodation
-  Raised access floors
-  VRV air conditioning
-  Fully carpeted
-  Suspended ceiling with LED lighting
-  Secure door entry

Please note the wider building is due to undergo a full refurbishment.

## ACCOMMODATION

	SQ M	SQ FT
THIRD FLOOR	3,105	309
GROUND FLOOR	3,634	338
<b>TOTAL</b>	<b>6,739</b>	<b>647</b>

## CAR PARKING

There are 2 tandem car spaces available with each floor

## RATEABLE VALUE

Any ingoing tenant shall be responsible for the payment of Business Rates. The Rateable Values are:

Third Floor - £45,500

Ground Floor - £52,000

## TERMS

A new Full Repairing and Insuring lease is available for a term to be agreed.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## RENT

Rental on application.

## EPC

EPC report is available upon request.



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CITY CENTRE  
BUSINESS  
LOCATION**



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121 WEST REGENT  
STREET  
GLASGOW  
G2 2SD**

# GET IN TOUCH

Viewing is strictly by appointment through the sole letting agent.

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **December 2023**

