



# BALTIC CHAMBERS

50 WELLINGTON STREET, GLASGOW, G2 6HJ

SUITES FROM

217 – 1,078  
SQ. FT.

# SPECIFICATION

Baltic Chambers is being comprehensively refurbished to provide a modern, contemporary workspace suitable for a variety of occupiers.

The building provides an attractive, modern entrance with an on-site commissionaire, café and will shortly provide a new tenant lounge with a bookable meeting room. Wider building amenities also include an on-site gym, cycle storage, shower and changing facilities and DDA access.



Indicative image

Comprising of 5 storeys, the building benefits from refurbished office suites to the following specification;

💡 LED lighting

☆☆☆ EPC – D

🛋️ Fully furnished

🌀 Carpeted flooring

☀️ Excellent natural daylight

⚙️ Ready for immediate occupation

📏 Perimeter trunking

🌐 IT live

🪑 Plaster ceiling





Indicative images

# ALL INCLUSIVE RENTAL

The suites are available on flexible lease terms on an all-inclusive basis which consists of the following:

 Suite rental

 Furniture

 Service charge

 IT

 Electricity

 Dilapidations

 Building insurance

Occupiers are responsible for any Local Authority rates which may be payable.

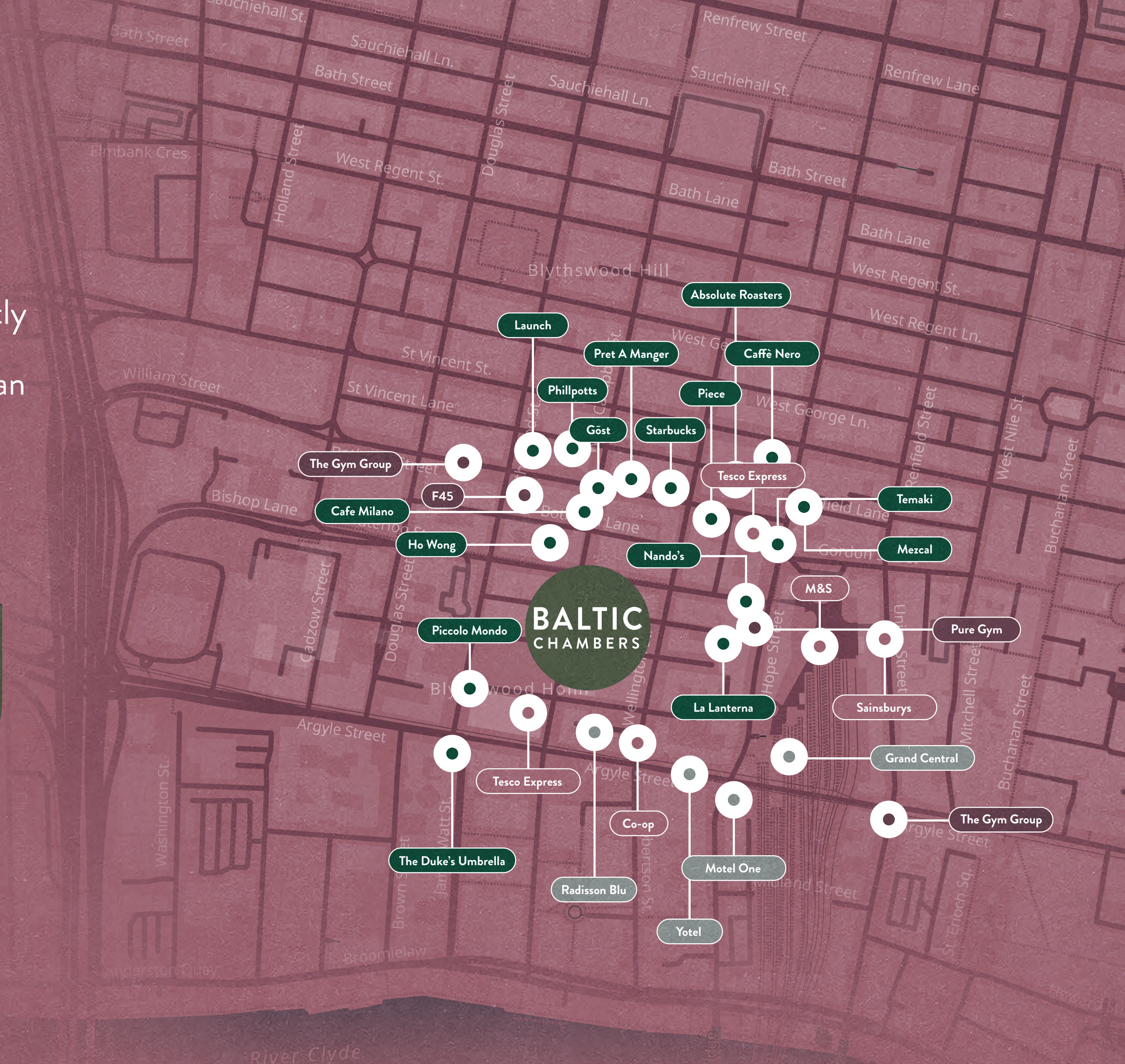


# LOCATION

Baltic Chambers is prominently located on the corner of Wellington Street and Cadogan Street and is conveniently placed in close proximity to a range of city centre retail and leisure amenities and public transport links.

## Nearby occupiers include:

- NFU Mutual
- JP Morgan
- Ernst & Young
- Caledonian Sleeper
- Levy & McRae
- UNISON Scotland
- Esure
- Scottish Enterprise



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## VAT

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

## Legal Costs

Each party will bear their own legal costs and the ingoing tenant will be responsive for registration fees and LBTT relating to this transaction.

## Viewing

For further information please contact the letting agents:

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