

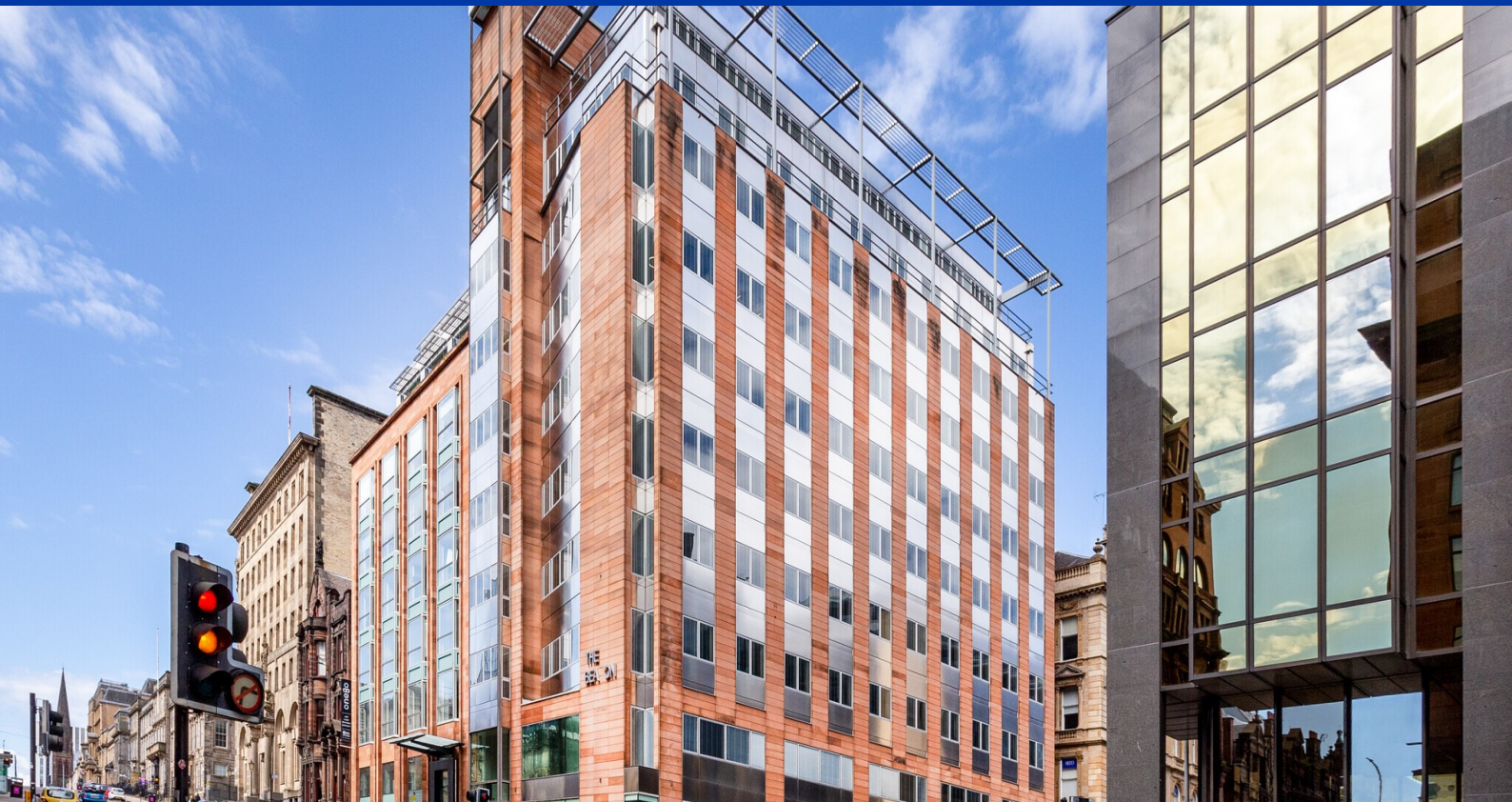
TO LET ATTRACTIVE OFFICE SUITE

HIGHLY CENTRAL
CORNER BUILDING WITH
HIGH QUALITY FIT-OUT

PRELIMINARY DETAILS

Ryden

CBRE



8TH FLOOR
THE BEACON, 176 ST VINCENT
STREET, GLASGOW G2 5 SG

GET IN TOUCH

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Viewing is strictly by arrangement with the joint letting agents

3,844
SQUARE FEET

357.12
SQUARE METRES

GLASGOW

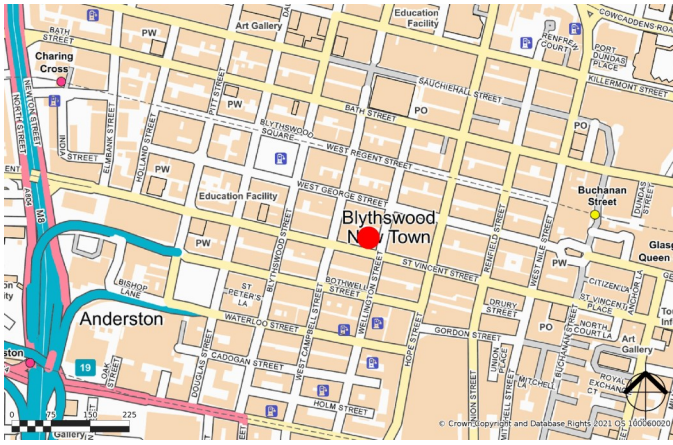
130 St Vincent Street
Glasgow
G2 5HF
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ryden.co.uk

THE BEACON SITS WITHIN THE HEART OF 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.



DESCRIPTION

The accommodation provides an attractive open plan corner suite with the following specification:

- Newly refurbished double height entrance
- Energy efficient heating and cooling system
- LG7 compliant lighting
- Raised access flooring
- Fully DDA compliant
- Cycle storage
- 2 high speed passenger lifts

The suite has the benefit of existing fit out with high quality glazed partitioning providing a series of meeting rooms/ private offices, booth seating, dedicated kitchen, storage and comms room. A shower room has also been created.



ACCOMMODATION

The premises have been measured to provide the following Net Internal Area:

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
8TH FLOOR	357.12	3,844

1 secure car parking space is available with the suite.

TERMS

The suite is presently held on a Full Repairing and Insuring lease until 2 May 2026 at a passing rental of £90,912 per annum, inclusive of 1 car parking space.

Our clients are seeking to assign or sub-lease their leasehold interest.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of C.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Rateable Value of £65,500. Fresh start relief will be applicable.

LEGAL COSTS

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

JOINT AGENTS

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Ryden

CBRE

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