

134-

138

To Let

Modern Refurbished
Open Plan Office Suites

818 sq ft to 3,875 sq ft

- Excellent city centre location
- Within minutes walk of Glasgow's retail, leisure and transport offer
- Open plan floor plates
- Parking available

**West Regent St
Glasgow G2 2RQ**



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West Regent St Glasgow

AMENITIES

- 01 Pure Gym (Bath St)
- 02 Q-Park (Sauchiehall St)
- 03 Sarti
- 04 Hampton by Hilton
- 05 Brian Maule at Chardon d'Or
- 06 Caffé Calla
- 07 Gamba
- 08 Kimpton Blythwood Square Hotel

Location

The subjects are located on the north side of West Regent Street, situated in the Central Business District, in close proximity to a wide variety of city centre amenities.

An extensive range of public transport is easily accessible with Queen Street and Central railway stations within a few minutes walk together with multiple bus routes travelling along Hope and Renfield Street.



Close to Buchanan Street, Glasgow's main retailing thoroughfare



Wide range of bars, restaurants and cafés within the vicinity



Prime city centre business address



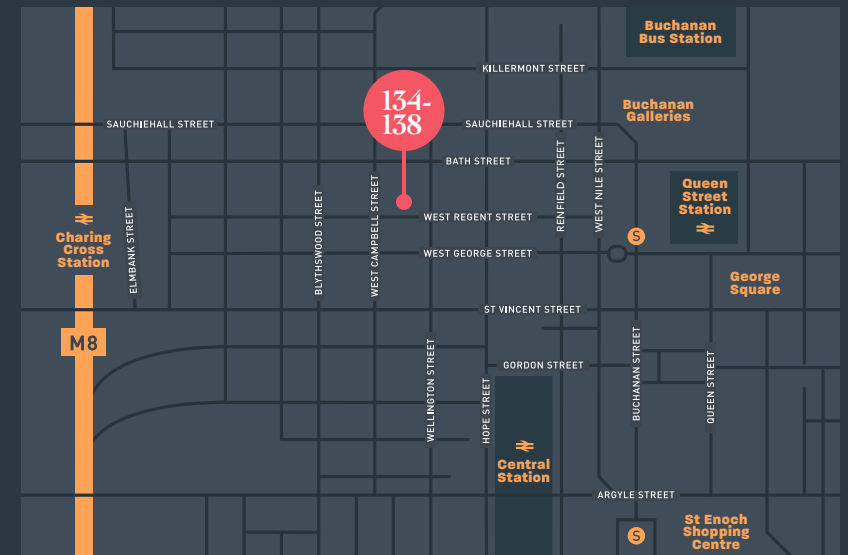
5 minutes' walk from both Glasgow Central and Queen Street stations



3 minutes' walk from Q-Park, Sauchiehall Street



Easy access to M8 and motorway network



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Description

The accommodation provides open plan suites providing excellent natural daylight.

The suites will provide the following specification:

- + Suspended ceiling system
- + Recessed LED lighting
- + Perimeter trunking
- + Comfort Cooling
- + Dedicated kitchenette
- + Access to male, female and accessible toilets

The office accommodation is accessed via a secure door entry system. A central stairwell and passenger lift provide access to upper floors.



Accommodation

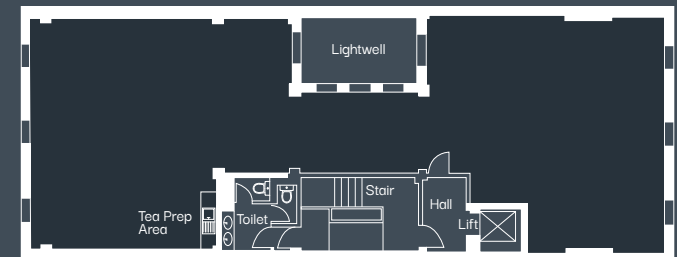
The approximate net internal floor areas are as follows:

FLOOR	SQ FT	SQ M
2nd Floor	2,057	191
1st Floor (Front)	1,000	93
Ground Floor	818	76
Total	3,875	360

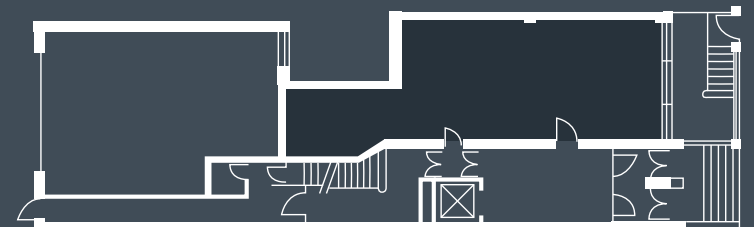
One dedicated car parking space available with the accommodation.



Second Floor Plan



Ground Floor Plan



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West Regent St Glasgow



Terms

The suites are available to lease by way of a new Full Repairing and Insuring lease for a term to be agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred with an ingoing tenant being responsible for any Land and Building Transaction Tax, recording dues and VAT as applicable.

EPC

Ground Floor	Rating E
Second Floor	Rating C

No VAT Payable

We are advised by our client that no VAT is applicable to the rent or other charges in respect of this property.



Viewing & Further Information

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