

TO LET

OFFICE SUITE

- CORE CITY CENTRE LOCATION
- UNIQUE PRIVATE SOUTH FACING TERRACE
- HIGH QUALITY EXITING FIT OUT

Ryden



4TH & 5TH FLOORS
16 GORDON STREET
GLASGOW
G1 3PT

2,692
SQUARE FEET

250.09
SQUARE METRES

GET IN TOUCH

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Viewing is strictly by arrangement with the letting agents:

GLASGOW

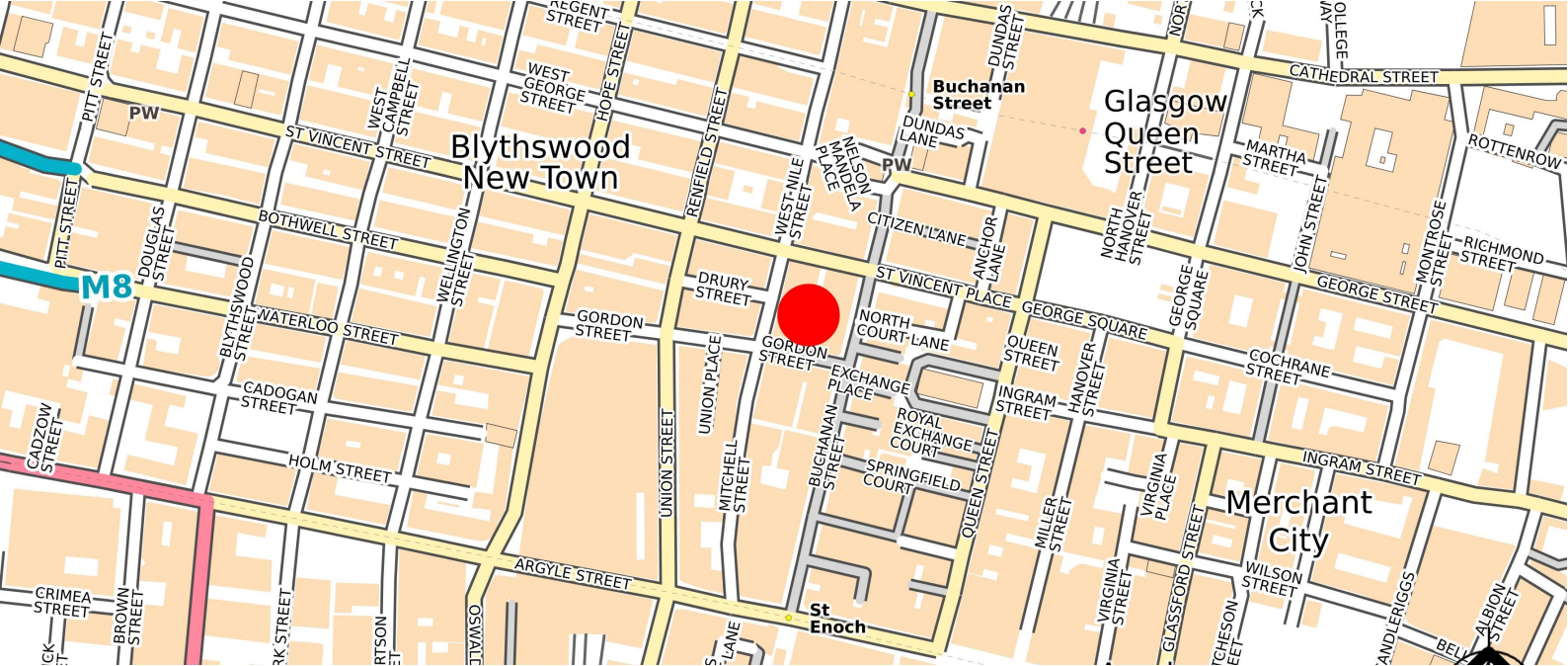
ONYX, 215 Bothwell St

Glasgow

G2 7EZ



ryden.co.uk



LOCATION

The subjects occupy a prime city centre location on the corner of Gordon Street and West Nile Street.

Buchanan Street, Glasgow's prime retail destination is within 100m of the subjects and Glasgow Central Station is within a 2 minute walk.

DESCRIPTION

Occupying a corner position, the subjects are accessed via a secure door entry system from where a lift provides access to upper floors alongside a central staircase.

The accommodation is arranged over the 4th and 5th floors with an interconnecting stair case linking both levels internally.

The suites provide the following specification:

- Suspended ceiling incorporating LED lighting
- Comfort cooling
- Raised access flooring
- Dedicated male and female toilets (both floors)
- Dedicated kitchens (both levels)
- Shower facility

ACCOMMODATION

5th Floor	928 sq ft
4th Floor	1,764 sq ft
TOTAL	2,692 sq ft

LEASE

The subjects are available on a New Lease on Full Repairing and Insuring terms to be agreed.

RATEABLE VALUE

The subjects are entered into the valuation roll as having a Rateable Value of £33,750

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC- TBC

LEGAL COSTS

Each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transaction Tax and registration dues.

VAT

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

ANTI-MONEY LAUNDERING REGULATIONS

To comply with Anti Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of heads of terms.

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