

## FOURTH FLOOR OFFICE SUITE

- > NIA:- **360.09 SQ M (3,876 SQ FT)**
- > PROVIDED IN A PLUG AND PLAY CONDITION
- > PRIME CITY CENTRE OFFICE LOCATION
- > CLOSE PROXIMITY TO EXCELLENT PUBLIC TRANSPORT LINKS
- > FLEXIBLE SPACE PLAN AVAILABLE
- > CAR PARKING SPACES AVAILABLE SUBJECT TO SEPARATE NEGOTIATION
- > **RENT: UPON APPLICATION**

**TO LET**

**PACIFIC HOUSE, 70 WELLINGTON STREET, GLASGOW, G2 6UA**

**CONTACT:** Adam Honeyman MA (Hons) MRICS, [a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk), 0141 331 2807, [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are located within the heart of Glasgow's International Financial Services District. More specifically Pacific House occupies a prominent corner location at Wellington and Cadogan Street.

Occupiers within immediate surrounding area include a number of major banks including JP Morgan, Clydesdale Bank and Morgan Stanley. Pacific House also houses a number of professional service firms including Levy & McRae and Ernst & Young.

The building is ideally situated for access to and from the M8 motorway and lies within short walking distance of Glasgow Central and Queen Street Railway Station. The subjects are also well placed to benefit from Glasgow's City Centre amenities.

Car parking is available by way of separate negotiation, with additional car parking located nearby within Cadogan Square Car Park and Q-Park Waterloo Street.

## DESCRIPTION

The subjects provide a spacious open plan fourth floor office space within a steel framed building arranged over 7 floors.

The office accommodation is accessed via a spacious ground floor reception foyer which leads to an internal staircase and passenger lift. At fourth floor the suite provides an attractive office space which is ready for immediate occupation.

The office space has been finished to a high standard throughout and benefits from the following specification

- Raised access flooring
- Flexible open plan floor plates
- Shower facility
- Male, female and disabled toilet
- Metal suspended ceiling
- Comfort cooling
- Ceramic tiled floors and carpet floor covering
- EPC Rating C (available upon request)

At present the office has been fit for purpose and is provided in a 'plug and play' condition. Desks and chairs have been installed as well as break out areas and a board room space. The floor plate would currently suit a single operator however, smaller floorplates could be provided upon separate discussions.

## RENT

Full details can be provided upon application.

## LEASE TERMS

Our client's intention is to sub-lease or assign the advertised space. Further details can be provided to seriously interested parties.

## RATING

The subjects are currently entered in the current valuation roll at £38,000. They have been provisionally entered into the April 2023 valuation roll at £53,000. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2022/2023 is 49.8p to the pound.

## SERVICE CHARGE

A service charge exists in respect of the common parts of the building. It is understood that the current service charge for the property is £5.38 per square ft.

ACCOMMODATION	SqM	SqFt
4 <sup>th</sup> Floor	360.09	3,876
<b>TOTAL</b>	<b>360.09</b>	<b>3,876</b>

The above measurements were taken on site and in accordance with the RICS code of measuring practice (6<sup>th</sup> edition).

**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF, 0141 331 2807  
Adam Honeyman MA (Hons) MRICS, [a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)

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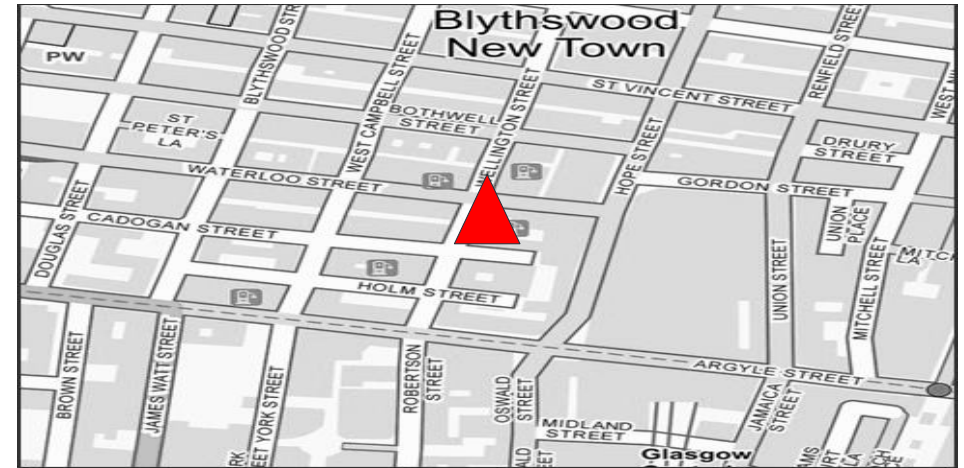


## PLANNING

We understand that the property has Class 2 Planning Consent in line with its previous use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## EPC

The subjects have an EPC rating of C. A copy of the certificate can be provided upon request.



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## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

Please note that each party is responsible for their own legal costs relative to the transaction.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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