

PROPERTY

By  Jobs & Business
Glasgow

TO LET

VARIETY OF SMALL BUSINESS SUITES
LADYWELL BUSINESS CENTRE
94 Duke Street, Glasgow, G4 0UW

- Suites from £100 per week
- Units from 28.98 sq m (312 sq ft) Larger units approximately: 99.96 sq m (1,076 sq ft)
- Stunning 'A' listed building
- Excellent transport links – close proximity to High Street and Duke Street stations
- Several suites qualify for Rating Relief (Small Business Bonus Scheme / Fresh Start)
- Rent - £10.00 per sq ft
- 10 minute walk to City Centre / Queen Street Station



Car Parking



WIFI



CCTV



Air Con



Reception



Conference Facility



Meeting rooms



Transport Links



High Street Rail
4 Mins Walk



LOCATION

Ladywell Business Centre is situated approximately one mile to the east of Glasgow City Centre. The area is located just a few minutes' drive from the M8, and benefits from excellent public transport links with High Street rail station located within 0.3 miles, Bellgrove rail station within 0.6 miles, and Duke Street rail station within 0.9 miles of the subjects.

George Square and the city centre lie within easy walking distance. The area to the east of Glasgow city centre is an increasingly popular location and has seen major regeneration as part of the legacy of the 2014 Commonwealth Games. ITREZ: Scotland's International Technological and Renewables Zone is situated nearby and the area is also home to a number of historic attractions such as the Necropolis, and the popular Drygate Brewery.

FLOOR AREAS

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), suites range in size from 28.98 sq m (312 sq ft) to approximately 99.96 sq m (1,076 sq ft). Larger requirements can be accommodated by combining several suites. For an up-to-date availability schedule, please contact:

Graham + Sibbald LLP
233 St Vincent Street, Glasgow, G2 5QY
0141 332 1194 or jbgenquiries@g-s.co.uk

FEATURES

Ladywell Business Centre has a total lettable area of approximately 23,232 sq ft and provides a variety of individual suites ranging from 312 sq ft to approximately 1,076 sq ft. The subjects are located within an historic category 'A' listed building of sandstone construction, completed in 1858 and refurbished in 2009. The building comprises four floors, with mezzanine space and an impressive four storey modern extension to the rear. Air conditioning and conferencing facilities are also available.

The individual suites which are centrally heated by gas, and benefit from large double glazed windows, providing good natural light. Communal WC facilities and attractive breakout areas are located on each floor. Each office suite benefits from a dedicated staff tea preparation area whilst all are glazed from floor to ceiling providing bright, welcoming facilities with modern fittings. The building also benefits from a reception and security system, as well as off street car parking to the rear. Duke Street multi-storey car parking facility is located next door, providing over 1,200 spaces.





BUSINESS RATES

The individual office suites are valued and assessed separately for Rating purposes.

For information on a specific suite, please contact the Assessor on 0141 287 1111 or go to www.saa.gov.uk

The poundage rate for the financial year 2022/2023 is 49.8 pence for properties with a Rateable Value up to £51,000, 51.1 pence for properties with a Rateable Value up to £95,000 and 52.4 pence for properties with a Rateable Value above that threshold.

Under Fresh Start Relief, businesses occupying certain long-term empty properties may be entitled to a 100% business rates discount for their first year in those premises.

From 1st April 2017, the Small Business Bonus Scheme provides relief for qualifying occupiers at 100% for properties with a Rateable Value up to £15,000 and 25% for those where the Rateable Value is between £15,001 and £18,000. The upper limit for 25% relief for multiple premises is a cumulative Rateable Value of £35,000 (the 25% relief is available for qualifying occupiers for each individual property with a Rateable Value of £18,000 and under) from 1st April 2017. Small Business Bonus Scheme relief will be subject to the operation of other reliefs including Empty Property Relief, Rural Rate Relief, Charitable Rate Relief, Disabled Persons Rate Relief, discretionary relief for not-for-profit recreational clubs, Fresh Start relief and Business Growth Accelerator Relief, each of which may be available in certain circumstances.

RENT/LEASE

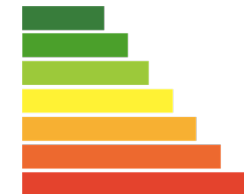
Our client is seeking annual rental offers in the region of £10.00 per sq ft on negotiable lease terms. Our clients remain flexible on length of lease and will offer extremely competitive terms (subject to covenant etc)

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 £7.00 per sq ft.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be made available to interested parties.

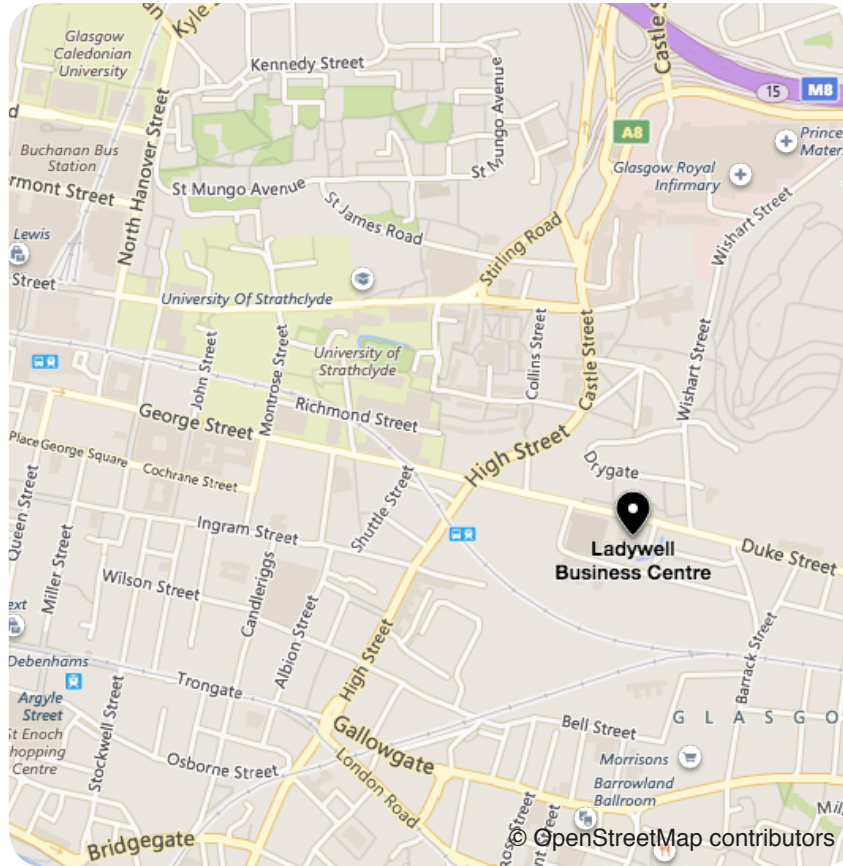


VAT

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

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to any lease transaction, although standardised lease templates may be available in some circumstances.



FURTHER INFORMATION

Contact the sole letting agents acting on behalf of Jobs & Business Glasgow:

Graham + Sibbald LLP
233 St. Vincent Street, Glasgow,
G2 5QY
0141 332 1194

jbgenquiries@g-s.co.uk
www.g-s.co.uk



Disclaimer: The Agents for themselves and for the vendors or lessors of this property whose agents they are give 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 of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. June 2022