



100 Brand Street, Glasgow G51 1DG

**TO LET**

Open Plan First Floor Office Space

200 - 4,140 Sq Ft  
(19 - 385 Sq M)

## DESCRIPTION

The available accommodation comprises a first floor suite, which is open plan with an extensive fit out. The space can potentially be split to provide a range of different sizes from 400 sq ft. In addition, there are common toilets and a large break out area on the ground floor which all of the occupiers can use. There is a reception area on the ground floor with a full time receptionist as well as a secure door entry system. The specification of the office is as follows:

- ✓ Open plan office space
- ✓ Various meeting rooms and private offices
- ✓ Raised access floor
- ✓ Suspended ceiling with integrated lighting
- ✓ Air conditioning
- ✓ Carpeted throughout

## LOCATION

100 Brand Street is situated to the west of Glasgow City Centre on the south side of the River Clyde. The Clyde Arc Bridge, two mins away, connects the property to the City Centre and West End and there is easy access to the M8 and M77. The location is well served by public transport, with numerous bus routes and Cessnock and Ibrox Subway Stations within walking distance.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor North Wing	4,140	385
<b>Total</b>	<b>4,140</b>	<b>385</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

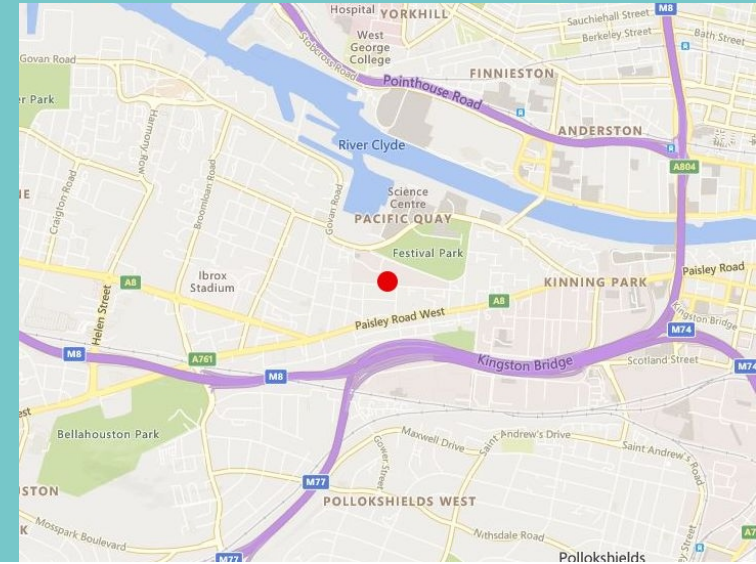
For business rating information please visit the Scottish Assessors Association website - [www.saa.gov.uk](http://www.saa.gov.uk)

## TERMS

The accommodation is available on the basis of a new full repairing and insuring lease. Quoting terms on application to the agents.

## EPC

Report available upon request.



<https://www.100brandstreet.com/offices/>

[lsh.co.uk](http://lsh.co.uk)

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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