



Taylor
Property Consultants

TO LET (May Sell)

First Floor Office Suites



**180 WEST REGENT STREET
GLASGOW
G2 4RW**



**T: 01563 525504
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Location

The subjects are located on the north side of West Regent Street, with an outlook to the 5 star Blythswood Square Hotel, within the commercial Central Business District of Glasgow. The premises are conveniently located close to both Queen Street and Central railway stations and Buchanan Street bus station. Charing Cross and the M8 motorway is a short distance away. West Regent Street is served by a wide variety of city centre amenities.

Description

The subjects comprise two office suites located on the first floor of a traditional 3 storey and basement sandstone mid-terraced office building. The larger suite overlooks West Regent Street and benefit from good natural light. Access to the premises is via a secure door entry system and central hallway leading to two stairwells serving all floors.

Suite B 1 / 4 is a single room with tea preparation area and access to a common toilet facility of which, in practice, it enjoys exclusive use.

Suite B1/5 is a bright, attractive traditional office with 3 newly carpeted rooms, storeroom, tea prep area, and exclusive toilet. The offices benefit from electric heating.

Accommodation

In accordance with the RICS Code of Measuring Practice 6th Edition, we calculate the net internal floor area to be:

Suite B1/4 30.00 sq m (323 sq ft)

Suite B1/5 60.85 sq m (655 sq ft)

The suites may be let separately or as a whole, however any sale will require to include both suites.

Rateable Value

The current entry in the Valuation Roll for each suite is as follows:

Suite B1/4 - £2,600

Suite B1/5 - £6,300

Lease Terms

The premises are available to let on a full repairing and insuring lease of flexible duration. The tenant will responsible for the service charges applicable to the occupation of the suite.

Rent

Suite B1/4 - £3,000 per annum exclusive

Suite B1/5 - £7,000 per annum exclusive

Price

On application.

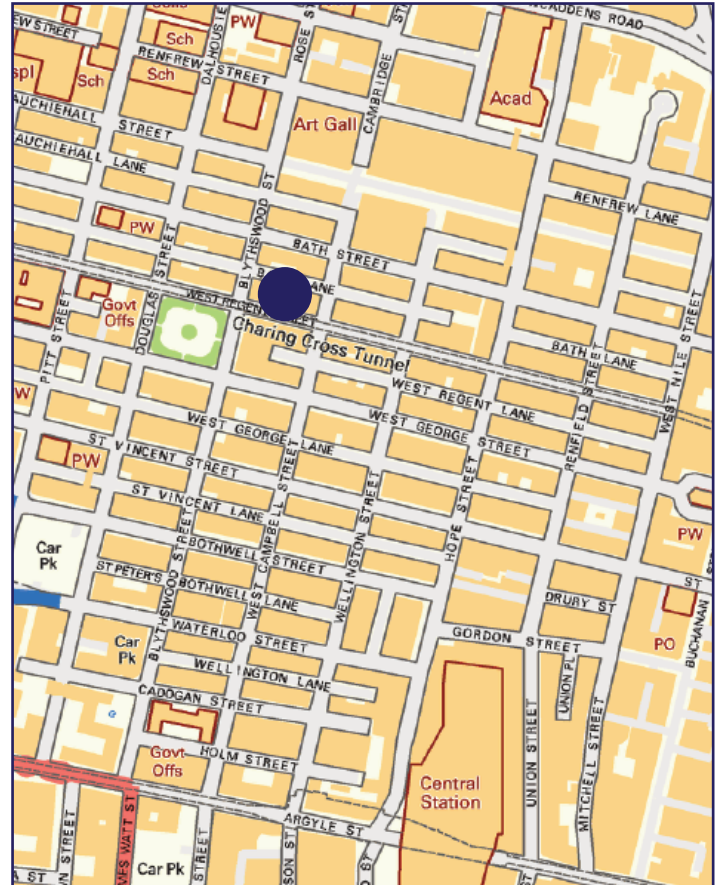
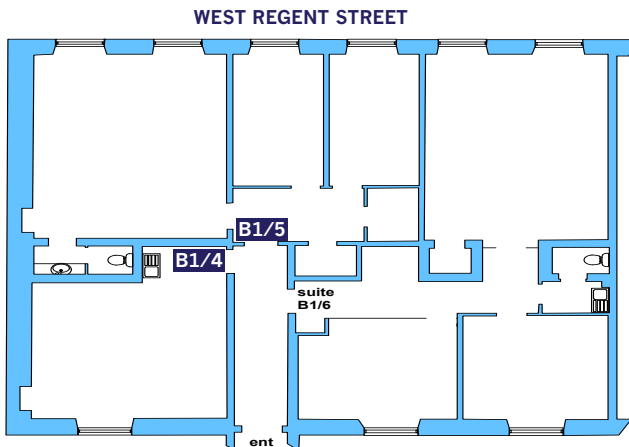
Energy Performance Certificate

The suites have been assessed with an F rating. A copy of the assessment is available on request.



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Legal Costs

Each party will bear their own legal costs incurred in the transaction with the tenant being responsible for Land and Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

VAT

We are informed by our clients that VAT will not be payable on the rent.

Entry

By arrangement.

Viewing and Further Information

Strictly through the sole lettings agents:-

William Taylor
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April 2024