

100% RATES RELIEF



LGF 231 St Vincent St
Glasgow, G2 5QY

FEATURES

- Superb City Centre Location
- Newly Refurbished
- 100% Rates Relief for 12 months
- Low Quoting Rent of £10/sq.ft.
- From a NIA of 249.75 Sq.M. (2,688 Sq.Ft.)

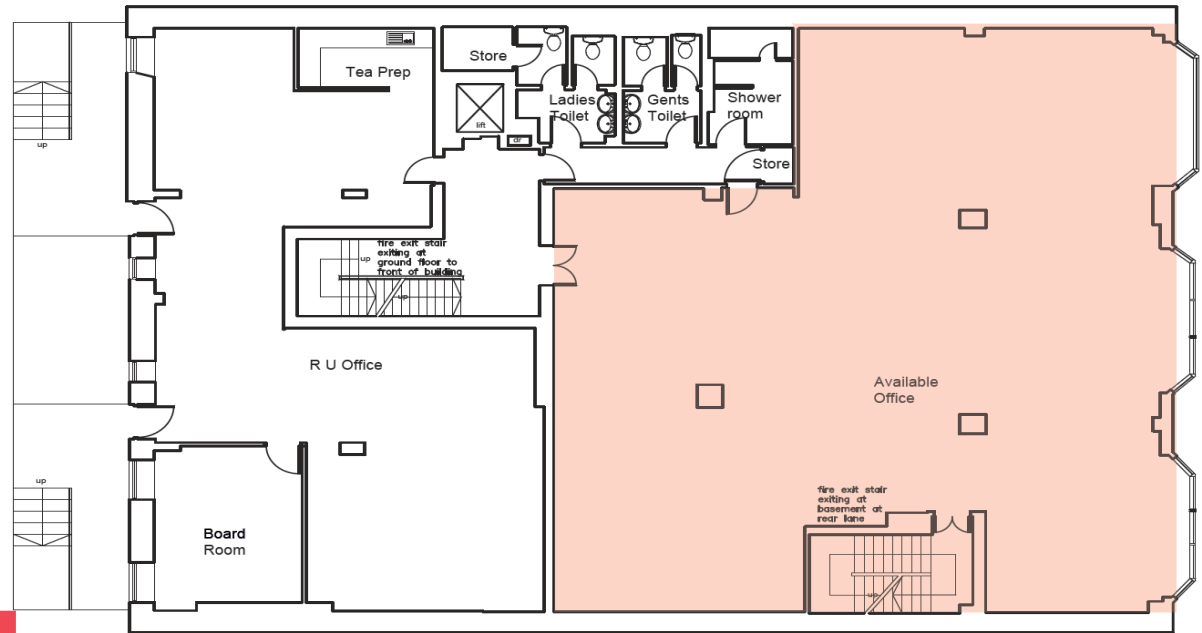
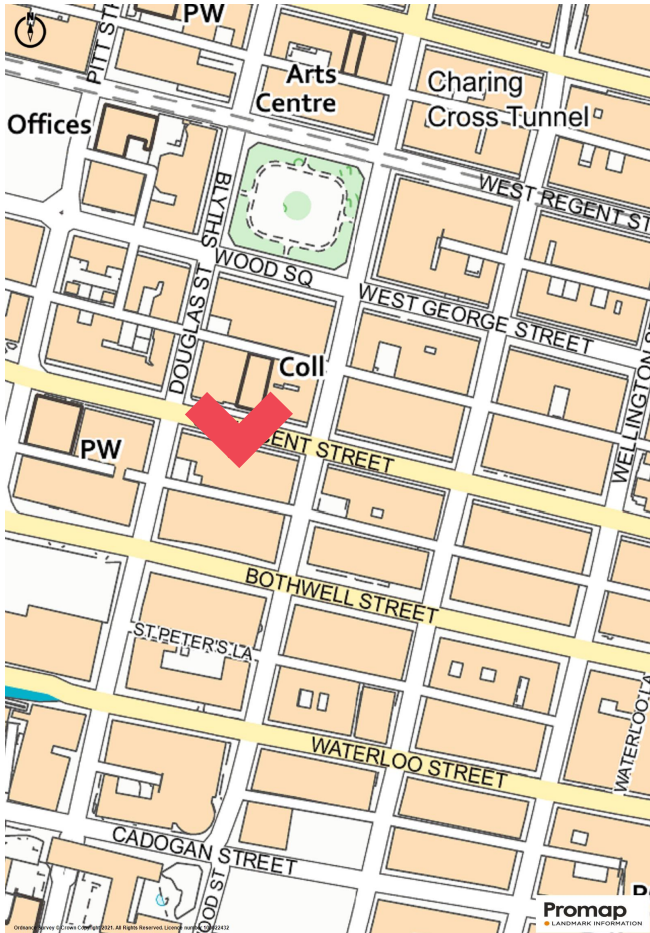


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➤ Location

Occupying a prime position at the very heart of Glasgow's Central Business District, 231-233 St Vincent Street benefits from having excellent access to public transport and Junction 19 of the M8 is close by, providing easy access to the motorway network. There are also numerous amenities within walking distance, including Pret, F45 Gyms, Sainsbury's, Starbucks, Wolf Italian Street Food and 200 St Vincent Street.

Nearby corporate occupiers include Virgin Money Scottish HQ, Santander, Burness Paull, M7 Real Estate and Ambassador Group. The property is located directly opposite the landmark offices of The Royal College of Physicians and Surgeons of Glasgow.



➤ Description

The subjects are of architectural and historic importance and therefore carry a Category B listing with Historic Scotland. Nonetheless, the Landlord has been able to refurbish the Lower Ground Floor accommodation to provide bright open plan accommodation with raised access flooring, suspended ceiling with modern recessed lighting, gas central heating and toilets. A passenger lift serves all floors.

An optional Ground Floor reception / meeting room is available in addition to the Lower Ground Floor suite. If additional separate meeting accommodation is specifically required, a 24 person boardroom or 8 person meeting room are available for private booking through the Landlord.

There is an annual service charge budget which runs until December - November annually. Details can be provided on request.

➤ Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following net internal floor areas derived:-

Lower Ground Floor: 249.75 Sq.M. (2,688 Sq.Ft.)
Optional Ground Floor: 35.73 Sq.M. (385 Sq.Ft.)

TOTAL: 285.48 sq.m (3,073 sq.ft)

➤ Proposal

The accommodation is available to lease on new Full Repairing and Insuring lease terms, for a period to be agreed.

Quoting rent **£10 per sq.ft. per annum**

> Rating Assessment

The premises have the following rateable value:-

Office - £32,250

(12 months 100% fresh start relief available)

> VAT

Unless otherwise stated, all figures, prices, etc, are quoted exclusive of VAT.

> Legal Costs

Each party will bear their own legal costs in respect of any transaction of this site, however for the avoidance of doubt, the Tenant will be responsible for LBTT, Extract copies and VAT thereon.

> EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

> Viewings & Further Information

Strictly by appointment through:

**GRAHAM
SIBBALD**

📍 233 St Vincent Street
Glasgow, G2 5QY

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To arrange a viewing, please contact:



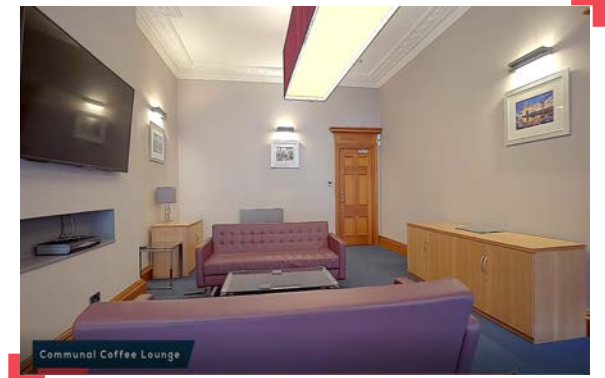
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