

104 West
Campbell Street
Glasgow



To Let

Rarely available main door office
in the heart of Glasgow's core
UNDER REFURBISHMENT

62.82 sq.m (676 sq.ft)
Private office

 **GRAHAM
SIBBALD**

LOCATION

Glasgow is Scotland's largest city with a resident population in excess of 670,000 people.

the property is located in a prominent position with superb frontage onto West Campbell Street in the heart of the Central Business District.

The street crosses some of Glasgow's busiest streets such as West George Street, St Vincent Street and Bothwell Street. Neighbouring occupiers include Madison's, Gamba, 200 St Vincent Street, Kimpton Blythswood Hotel, Blythswood Square and numerous occupiers like Skyscanner and Mactaggart & Mickel Homes.

DESCRIPTION

The property comprises a well proportioned main door office in an excellent corner position.

The large window fronting West Campbell Street not only maximises the natural light to the accommodation, but also provides a prime marketing opportunity.

While the property was most recently used as an office, the layout, position and size, help lend itself to a variety of other uses.

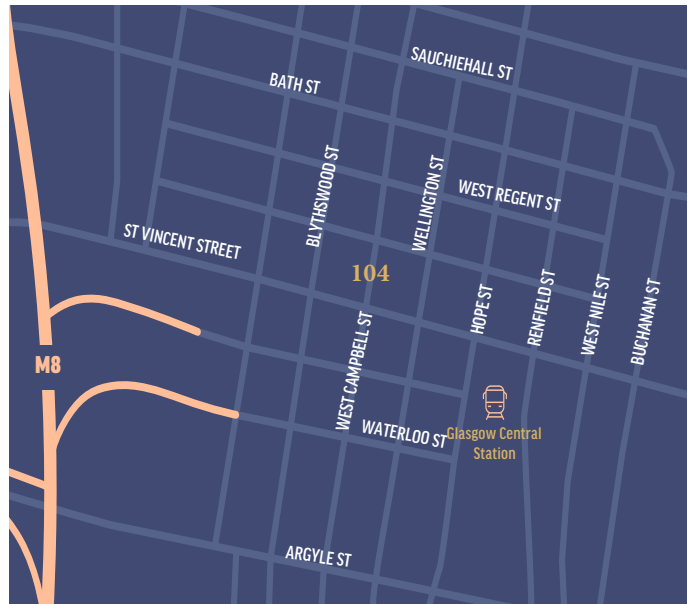
The property benefits from gas central heating with perimeter radiators, male and female toilets, kitchen and perimeter trunking for data and power.

EPC

The property has an EPC rating of D.

VIEWINGS

Strictly via appointment through the listed agents.



THE ACCOMMODATION

The property provides the following Net Internal Floor Areas

Floor	Sq Ft	Sq M
Ground	676	62.82
Total	676	62.82

Measured in accordance with the RICS code of measuring practice

OCCUPATIONAL COSTS

Unit	Cost Per Annum
Rent	£12,000
Service Charge	£4,971
Total	£16,971

To arrange a viewing, contact:



Tom Conway

☎ 0141 332 1194

@ Tom.Conway@g-s.co.uk



Mark Gillies

☎ 07787 291 149

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Legal Expenses & VAT

Each party is to pay their own legal costs and the Tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction

📍 233 St Vincent Street Glasgow, G2 5QY

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