



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

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

### 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, Vincent Street, Kimpton Blythswood Blythswood Square 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

© 141 332 1194 © Tom.Conway@g-s.co.uk

# 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



Mark Gillies

07787 291 149 @ mark.gillies@g-s.co.uk

♀ 233 St Vincent Street Glasgow, G2 5QY

0141 332 1194

@ glasgow@g-s.co.uk

Disclaimer G+S for themselves and for the vendors or lessors of this property whose agents they are, give notice that:— a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of G+S has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. September 2022