

TO LET

Watch Video 

Substantial Stand-Alone Office Building

- Former school designed by Charles Rennie Mackintosh
- Currently occupied as a stand-alone office building
- Extends to approximately 1,018sqm (10,994sqft) NIA
- Located adjacent to M8
- Suitable for a variety of uses

MARTYRS' SCHOOL
45 PARSON STREET,
GLASGOW | G4 0PX

GRAHAM + SIBBALD

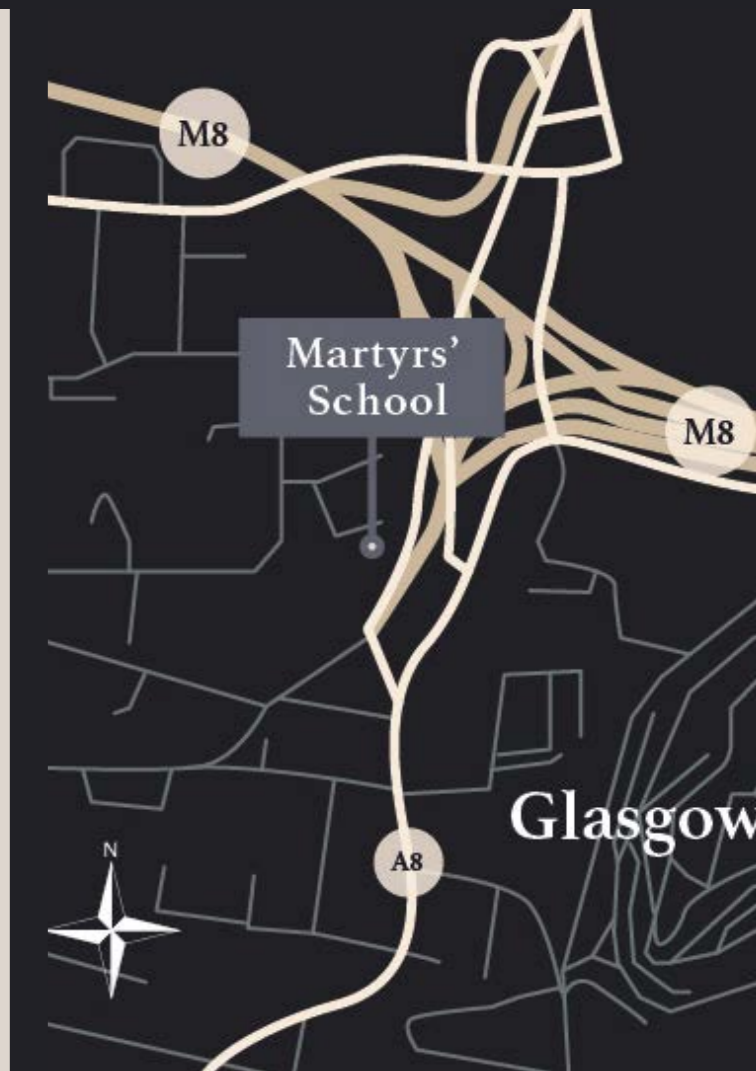


Location

Glasgow is Scotland's largest city, with a resident population in excess of 600,000, and a catchment of some 1.2M. The city benefits from a diverse and growing economy, with sectors including financial services, retail, tourism, technology and higher education. The recent growth in the city has seen occupiers such as Barclays, JP Morgan, Morgan Stanley and others take significant office space.

With over 60,000 students attending five major higher education institutions, including Glasgow University, Strathclyde University and Glasgow School of Art, the city is a young and vibrant place to live and work.

The subjects are located on the south side of Parson Street in the Townhead area, approximately one mile from the city centre. This part of the city has excellent transport links, with J15 of the M8 located adjacent to the property. In addition, Glasgow Royal Infirmary, with around 1,000 beds, is only 100 yards away.



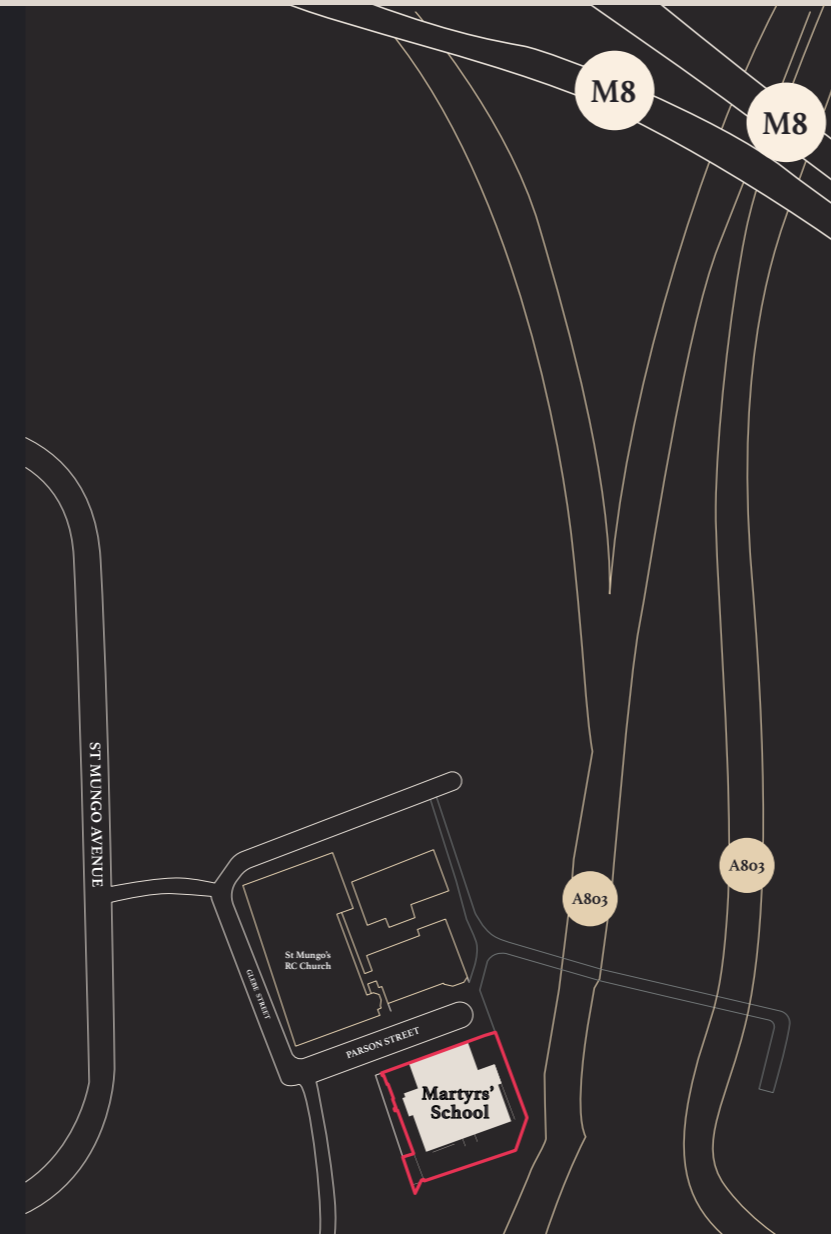
Description

The subjects comprise a Category A listed substantial three storey and basement red sandstone building, designed by world renowned architect, Charles Rennie Mackintosh, which was formerly Martyrs' Public School and has recently been occupied as office accommodation.

Situated in a prominent position adjacent to J15 of the M8 and Glasgow Royal Infirmary, the property is ideally located to provide an occupier with the benefits of a city centre location, whilst also offering excellent communication links.

Internally the subjects are laid out to provide a number of large office suites, situated around a central atrium. There is lift and stair access to all levels.

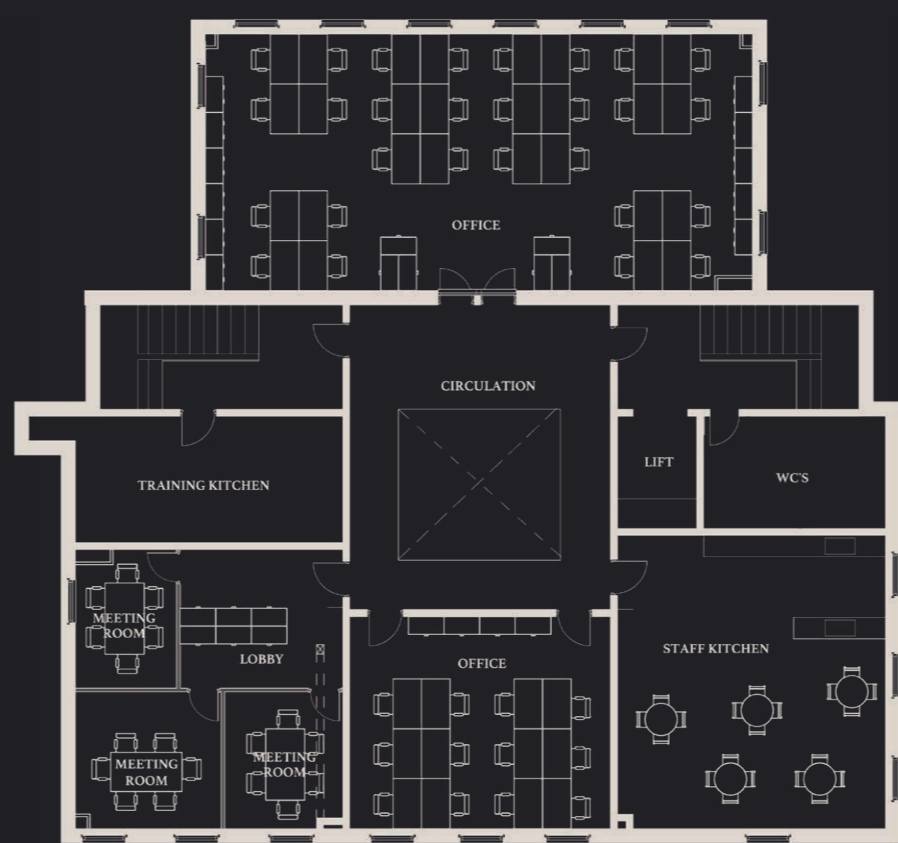
Internally there are a number of architectural features unique to Rennie Mackintosh.



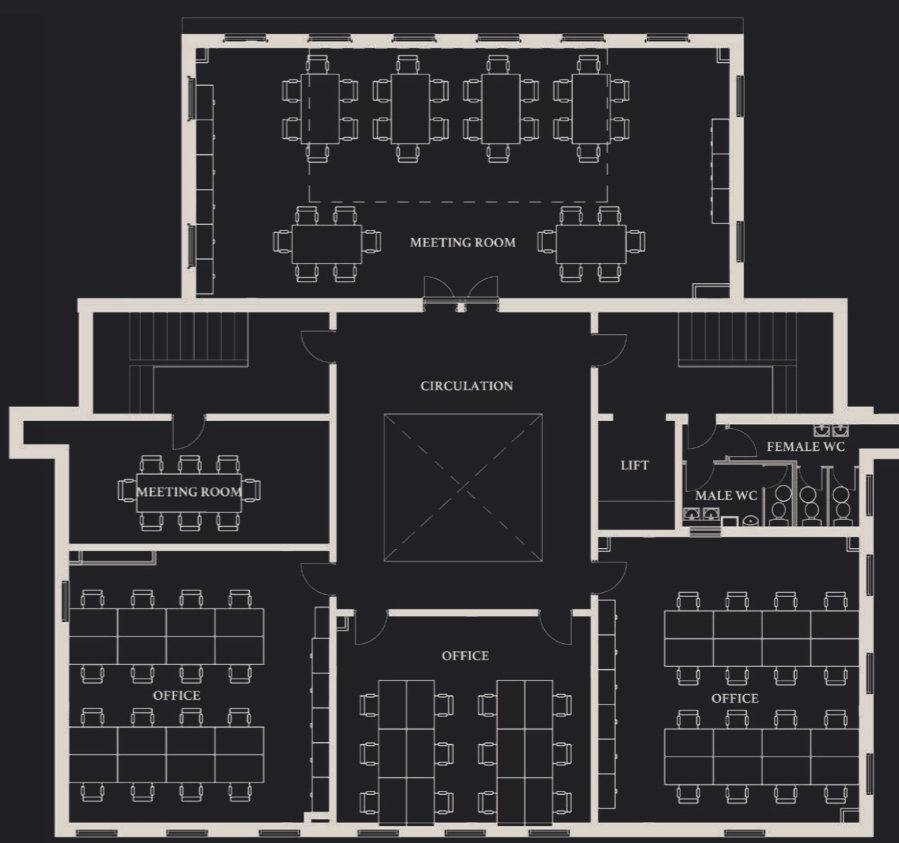
Building Floor Plans



Ground Floor

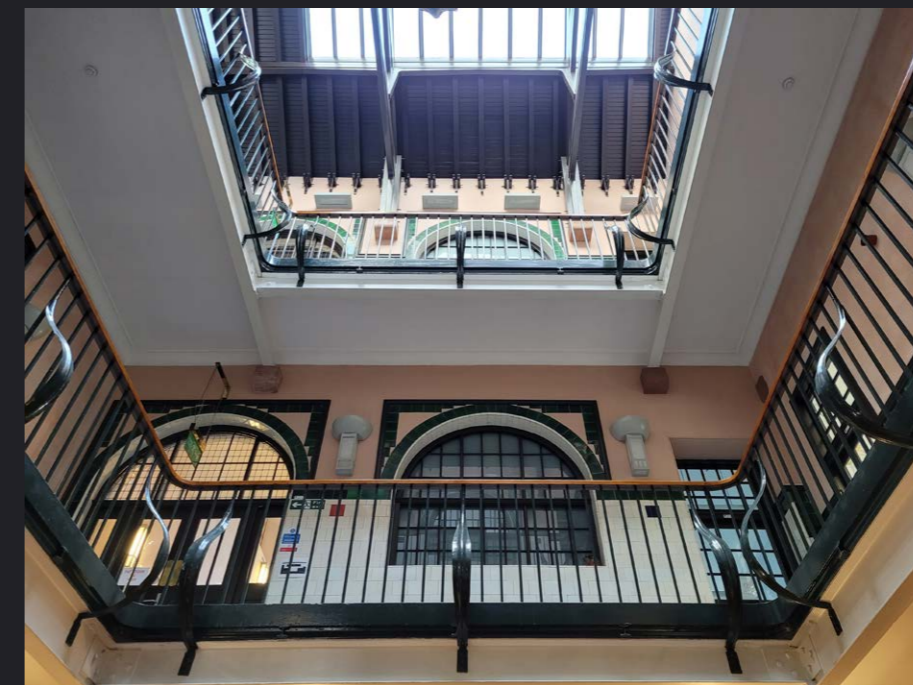
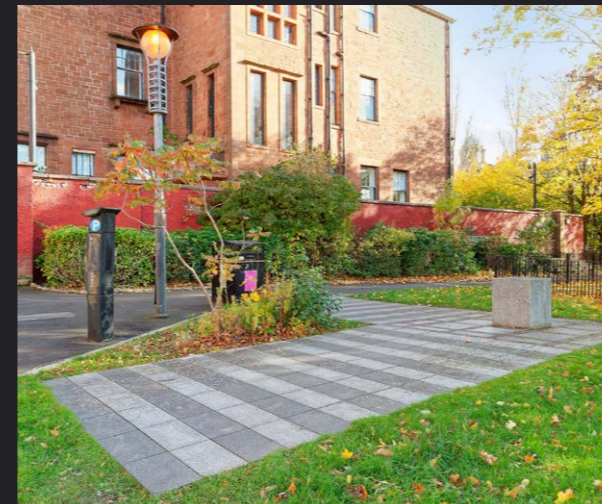


First Floor



Second Floor







Accommodation

In accordance with the RICS Property Measurement Professional Statement (2nd Edition) we calculate that the property has the following approximate Net Internal floor areas:

GROUND:	374 sq m	4,026 sq ft
FIRST:	322 sq m	3,466 sq ft
SECOND:	322 sq m	3,466 sq ft
TOTAL:	1,018 sq m	10,994 sq ft

Proposal

The property is offered on a new Full Repairing and Insuring lease of negotiable length. Full details on quoting rental are available from the letting agents.

Rating

The property has the following rating assessment:

Rateable Value: **£72,475**

The current UBR for the premises is £0.511

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant shall be liable for LBTT, Extract Copies and VAT thereon.

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Viewing & further information

Strictly by appointment through:

Messrs Graham + Sibbald LLP
233 St. Vincent Street
Glasgow
G2 5QY

Tel: 0141 332 1194

GRAHAM + SIBBALD

To arrange a Viewing Contact:

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