

Predominantly Open Plan



2nd & 3rd Floors
231 St Vincent St
Glasgow, G2 5QY

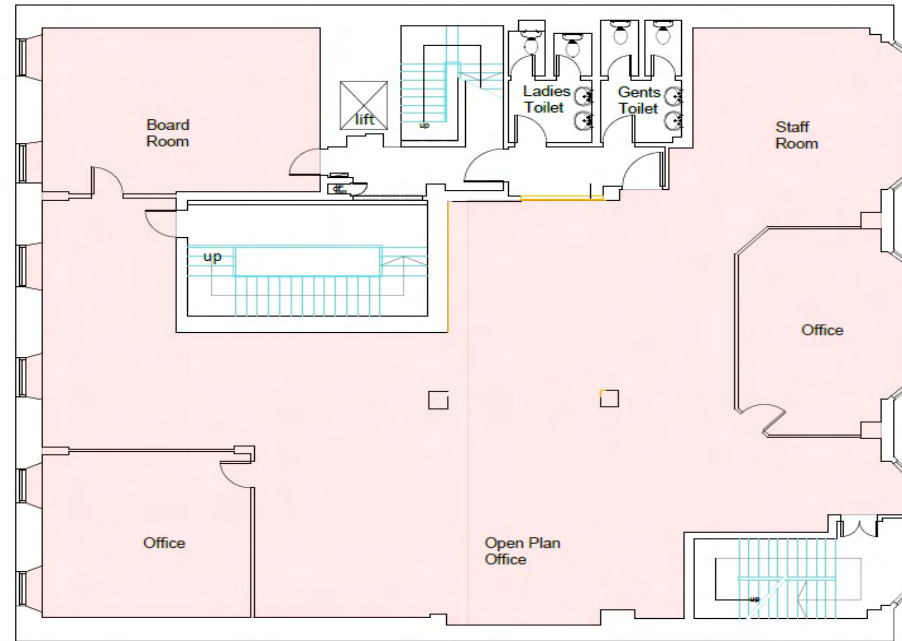
FEATURES

- Superb City Centre Location
- Modern Office Accommodation
- Available individually or together
- Low capital rate of £100/sq.ft.
- NIA From 274.16 Sq.M. (2,951 Sq.Ft.) – 578.79sq.m (6,230 sq.ft)

➤ 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, Tesco, Costa, Wolf Italian Street Food and 200 St Vincent Street.

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



indicative floor plan

➤ Description

The subjects are of architectural and historic importance and therefore carry a Category B listing with Historic Scotland.

The Second and Third Floor accommodation is predominantly open plan which provides bright accommodation throughout with raised access flooring, suspended ceilings with modern recessed lighting, gas central heating and private toilets. A passenger lift serves all floors which is unique for a property of this nature.

There is an annual service charge budget which runs from 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:-

Second Floor: **304.63 Sq.M (3,279 Sq.Ft.)**

Third Floor: **274.16 Sq.M (2,951 Sq.Ft.)**

TOTAL: 578.79 sq.m (6,230 sq.ft)

➤ Proposal

The offices are available on a floor by floor basis or combined, for larger requirements.

Quoting price from, **£100 per sq.ft.**

Price From: £295,000 - £630,000

› Rating Assessment

The premises have the following rateable value:-

2nd Floor - £35,250

3rd Floor - £32,250

› 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 Purchaser 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

 0141 332 1194
 @ glasgow@g-s.co.uk

To arrange a viewing, please contact:





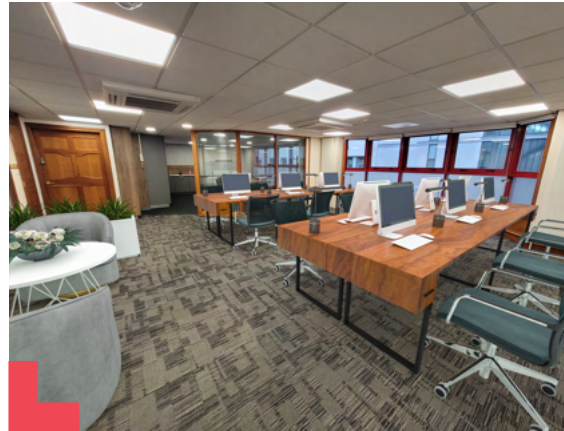
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Internal imagery incorporating computer generated layout options.

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