



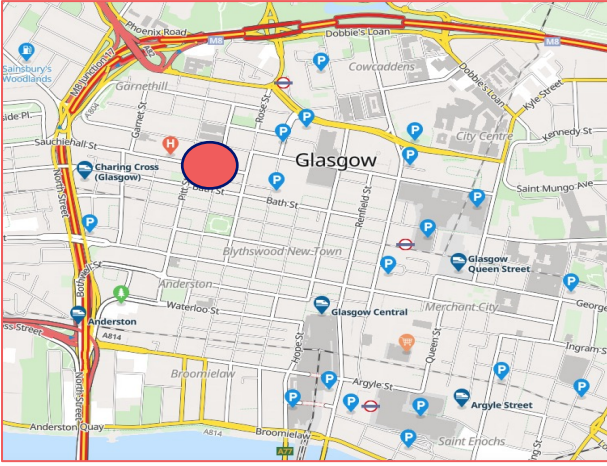
**TO LET**  
**REFURBISHED CITY CENTRE OFFICE SUITES**

**143 – 352 SQ FT**

**200 BATH STREET, GLASGOW, G2 4HG**

---

- Well-presented office suites in the heart of Glasgow City Centre
- Available for immediate occupation
- Flexible terms available
- Rents start from £300 PCM
- Eligible for 100% rates relief under Small Business Bonus Scheme



## LOCATION

Located within the heart of Glasgow City centre on the north side of Bath Street at its junction with Douglas Street benefitting from easy M8 motorway via Charing Cross.

Glasgow's main shopping streets, Buchanan Street & Sauchiehall Street immediately accessible as well as being located within a core business/office area of the city centre.

Metred on-street parking is provided on Bath Street whilst numerous multi-storey car parks are found within the immediate vicinity. Regular bus services operate on Bath Street whilst Cowcaddens Underground Station and Charing Cross Railway Station are both a short walk away.

Nearby occupiers include Lyon & Turnbull, Stephen Doran Hair, Eleganza Posa Bridal Shop, The Glasgow Art Club.

## DESCRIPTION

Refurbished office suites contained within an attractive Category B listed chamber style building.

Benefits from 24-hour access.

Staircase provides access to the upper floors.

The office suites have been refurbished to a high standard.



## ACCOMMODATION

|  |          |
|--|----------|
| 2 <sup>nd</sup> Floor Suite C1 - 143 SQ FT | £300 PCM |
| 2 <sup>nd</sup> Floor Suite A3 - 248 SQ FT | £500 PCM |
| 2 <sup>nd</sup> Floor Suite B2 - 292 SQ FT | £600 PCM |
| 3 <sup>rd</sup> Floor Suite C3 - 352 SQ FT | £700 PCM |

## BUSINESS RATES

Subject to fulfilling the set criteria, most incoming tenants should be eligible for 100% rates relief under the Small Business Bonus Scheme.

## EPC

Available on request

## ASKING TERMS

The suites are available on flexible FRI terms at a **rent inclusive of service charge from only £300 PCM.**

## VIEWING & FURTHER INFORMATION

Gregor M Brown

0141 212 0059

[info@gmbrown.co.uk](mailto:info@gmbrown.co.uk)

G·M·BROWN

0141 212 0059  
WWW.GMBROWN.CO.UK

G M Brown Property Consultants Ltd on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of G M Brown Property Consultants Ltd has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract. **APRIL 24**