



Location

Situated on the corner of West Nile Street and Sauchiehall Street, Empire House is one of the most 'staff friendly' locations in Glasgow city centre with fantastic transport links, retail and leisure amenities on its doorstep.

Description

The offices provide modern accommodation to the following specification:

- Open plan with some suites benefitting from existing fit out
- Modern entrance
- Full-time commissionaire on site
- Secure door entry system
- Disabled access provided via passenger lift
- Suspended ceilings with recessed modern lighting
- Perimeter trunking
- Secure basement car parking available

Accommodation

We currently have the following suites available:

| Floor | Sq ft | Sq m |
|------------|-------|--------|
| 3rd (Rear) | 1,830 | 170.01 |

***3rd Floor —joint agency with Phil Reid Associates**

Tenure

Available on new Full Repairing and Insuring terms for a period to be agreed.

Business Rates

Ingoing occupiers will be responsible for the payment of all Local Authority Rates. Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Planning

The property benefits from Class 4 office use consent.

Service charge

A service charge will apply to all suites. More information is available via the sole letting agents.

VAT

VAT will be charged at the standard rate on all rents, service charges etc.

EPC

The property benefits from an EPC 'B' rating.

A certificate can be made available upon request.

For further information please contact:

Michael Facenna
+44 (0)7983 994 050
michael.facenna@avisonyoung.com

JOINT AGENT FOR 3RD FLOOR ONLY:

Phil Reid
+44(0)141 225 5168
phil@philreidassociates.com

Highlights



Prominent City Centre Location



Strong Public Transport Connections



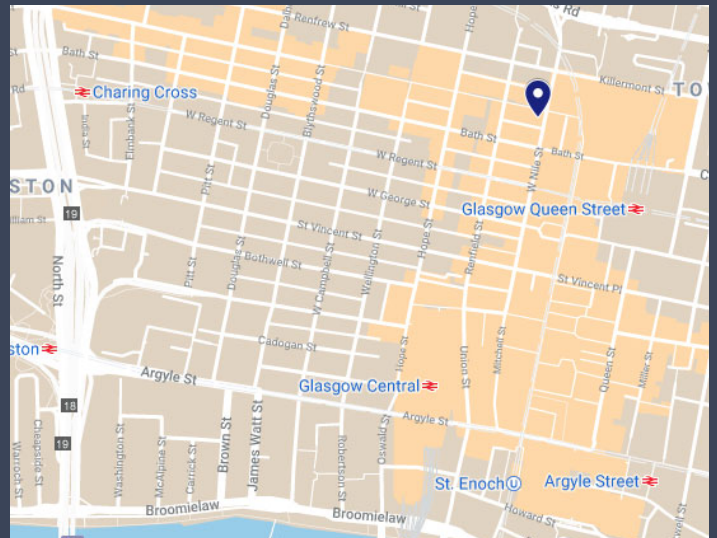
Accessible Entrance & Facilities



Existing fit out



Indicative suite



Visit us online
avisonyoung.co.uk

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Sutherland House, 149 St Vincent Street, Glasgow G2 5NW

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