

**Modern Open Plan Office To Let**  
**Third Floor 2,490 sq ft (231.33 sq m)**

- Premier Glasgow Business Address
- Refurbished, modern office space
- Excellent public transport connections
- Competitive rental terms

# No.18 Blythswood Square

Glasgow G2 4AD



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The property enjoys an enviable position on Blythswood Square, one of Glasgow's premier business addresses, overlooking private gardens.

Blythswood Square is located a short distance from the M8 motorway, with access both east and westbound only a few minutes' drive away. Glasgow Central and Queen Street railway stations are a short distance to the east, whilst the area is well served by local bus connections.

The area benefits from a range of amenities, with a number of coffee shops, bars and shops being on the doorstep, concentrated around Sauchiehall Street and Buchanan Street. The 5-star Kimpton Blythswood Hotel is located adjacent.

The building is occupied by a mix of professional companies including Malcolm Hollis and Ricardo AEA.



## DESCRIPTION

Located at the top floor of an attractive 4 storey townhouse, the office has been fully refurbished and benefits from the following specifications:

- Lift access from ground floor
- Raised access floor with carpet tile finish
- Suspended ceiling with modern lighting
- Comfort cooling
- Two dedicated toilets
- Gas central heating
- Secure door entry system

## ACCOMMODATION

The 3rd floor suite extends to an approximate area of 2,490 sq ft (231.33 sq m).

## TERMS

A new Full Repairing and Insuring lease offered on flexible terms.

## RENTAL

£10 per sq ft.

## VAT

Rents are quoted exclusive of VAT.

## RATES

The incoming tenant will be responsible for all local authority rates incurred as a result of their occupation. The suite may be eligible for Fresh Start relief. Interested parties should make their own enquiries with the Local Authority.



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## SERVICE CHARGE

There is a service charge for the building which covers common items of expenditure and the tenant will be required to pay the appropriate pro rata share.

## FURTHER INFORMATION

Available via the joint agents.



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