



FOR SALE/MAY LET

QUALITY OFFICE SUITE

4th Floor and Attic, Bristol & West House
82 Union Street, Glasgow, G1 3QS

Well located office space with excellent transport links.

Secured entry access with additional internal roller shutter.

Office space extending to 1,539 sq.ft approx with additional 539 sq.ft approx attic space.

Offers over £170,000 are invited.

LOCATION

The property is situated on the East Side of Union Street, directly across from Glasgow Central Train Station. The subjects located off Glasgow City Centre's busiest thoroughfares that host an abundance of retail occupiers.

Public transport links are plentiful in the area. Union Street forms one of the main bus routes to the south from the city centre. Buchanan Street and St Enoch underground station is within a short walk.

Nearby occupiers in the area include Subway, Savers, Sainsbury's local, Greggs and La Vita Spuntini.

The approximate location of the subjects is shown on the appended plan.

DESCRIPTION

The subjects comprise a fourth floor freshly renovated office suite within a refurbished Victorian Office Building.

Internal access is secured entry with lift and stair facilities. Additional security is provided with electric roller shutter to office entrance.

The space accommodates an open plan layout with a boardroom and individual office. Private kitchen and toilet facilities are provided.

The unit also benefits from attic space which can be utilised for additional storage space

ACCOMODATION

According to our calculations, the subjects comprise of the following approximate areas:

Office	142.98 sq.m	1,539 sq.ft
Attic	50.08 sq.m	539 sq.ft

RATES

Rateable Value - £13,600.

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

SALE TERMS

Offers over £170,000 are invited.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

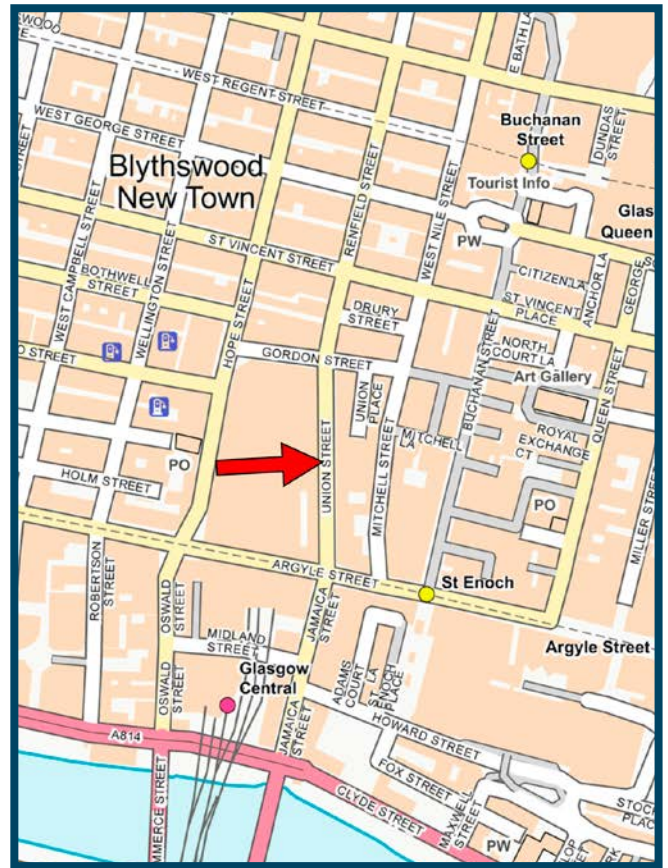
Leah Sellers	Claire Hutton
T: 07879 626448	T: 07876 541654
E: Leah.Sellers@dmhall.co.uk	E: Claire.Hutton@dmhall.co.uk

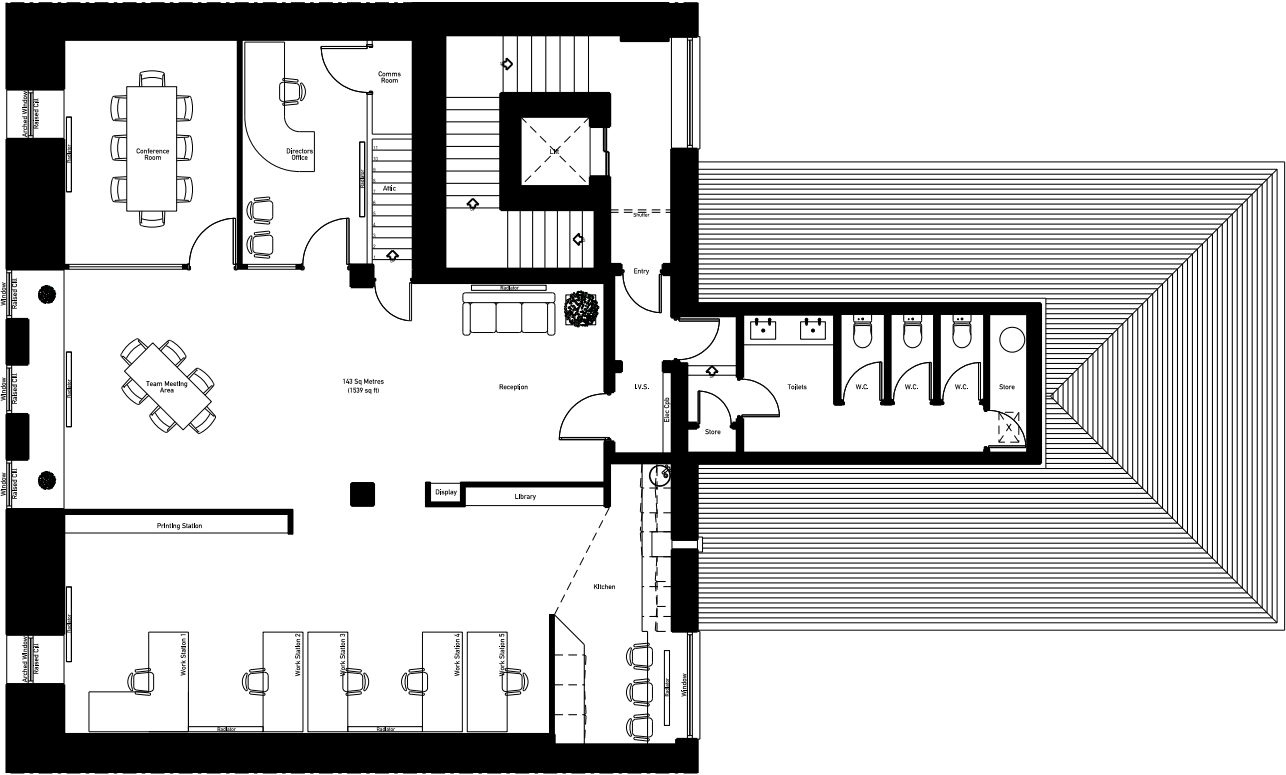
DATE OF PUBLICATION

January 2023

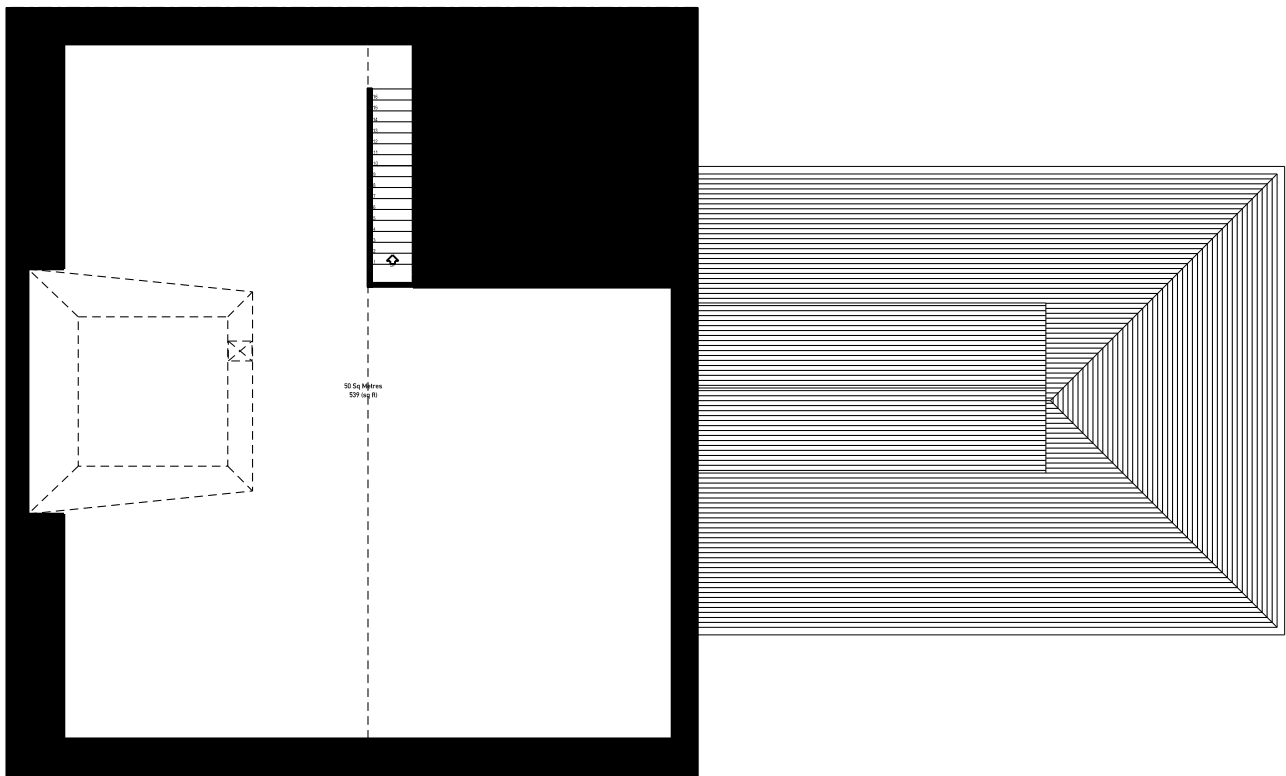
REFERENCE

WSA2298





Bristol & West House, 4th Floor, 82 Union Street, G1 3QS



Bristol & West House, Attic Floor, 82 Union Street, G1 3QS

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our client's solicitors.