

# FOR SALE (OR LET)

# DALKIN + CO

## ATTRACTIVE OFFICE SUITES IN WALK IN CONDITION

**PRICE REDUCTION & FLEXIBLE TERMS AVAILABLE - MAY 2024**



## 13 BATH STREET – 5th FLOOR, GLASGOW G2 1HY AVAILABLE AS A SINGLE FLOOR OR SMALLER SEPARATE SUITES

- Mixture of LED spotlighting and recessed lighting
- Perimeter trunking
- Male and female toilets
- Kitchen facilities
- Break out space
- Board and meeting rooms
- Lift access
- Secure door entry to building
- Secure entry door to floor and suites

### Location

The property is located on the south side of Bath Street between its junctions with West Nile Street and Buchanan Street.

The property is centrally located and is a short walk from Queen Street and Central Railway Stations as well as Buchanan Bus Station.

The surrounding area offers extensive amenities on the door step with a number of bars, restaurants and coffee shops nearby whilst **BUCHANAN GALLERIES SHOPPING CENTRE** is only a few yards from the property along with **BUCHANAN STREET** and the prime retail destination in the City Centre.

126 West Regent Street, Glasgow, G2  
colin@dalkinandco.com

# 0141 222 5790

## Description

The property comprises the entire 5th floor of a traditional red sandstone Chambers Building. The property benefits from a lift from the ground floor foyer to all floors.

The suite was formerly used as a solicitors office and as such contains various self contained offices but also some larger open planned space along with a variety of Board and meeting rooms. The space is self contained and also benefits from 2 secure entry points allowing the space to be split into 2 or 3 smaller suites if required. Each of the 3 areas have their own male and female toilet along with kitchen facilities. There is also a shower room available.

## Accommodation

The overall floor area of the 5th floor is 5,940 sqft (551.81 sqm) approx but this can be easily separated into 3 individual suites as follows;

SUITE 5-1 2,424 sqft ( 225.2 sqm ) approx.

SUITE 5-2 1,636 sqft ( 152 sqm ) approx.

SUITE 5-3 1,172 sqft ( 108.9 sqm ) approx.

## Rateable Value

We understand that the suites have the following rateable values;

SUITE 5-1 £ 22,500

SUITE 5-2 £ 15,000

SUITE 5-3 £10,800

There may well be an opportunity for Small Business Relief on the smaller suites – further information available.

## Price

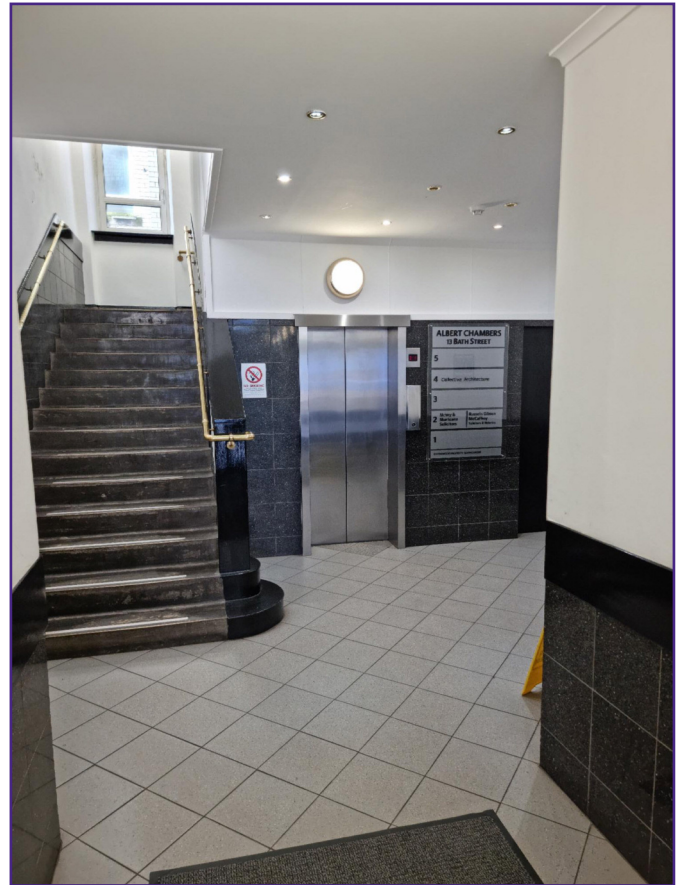
On application – offers will also be considered for the smaller suites individually.

## Rent

Whilst it is our clients preference to sell, they may consider new lease deals and may also consider short tem licenses – details on request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the transaction.



## Service Charge

Details on request.

## EPC

Available on request.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

## EPC

Available on request.

## Entry

Immediate entry is available.

## Viewing & Further Information

By prior arrangement with the joint agent.

Colin Dalkin

Dalkin + Co

M: 07766 203213

E: colin@dalkinandco.com

www.dalkinandco.com

DALKIN + CO

0141 222 5790

www.dalkinandco.com