

# FOR SALE

## DUPLEX OFFICE PREMISES

### 'THE ISOKON BUILDING'

98 HOLM STREET  
GLASGOW • G2 6SY

Attractive City Centre office suite on ground and first floors.

Suitable for a variety of uses.

Accessible ground floor - fully secured.

Presented to a high specification and standard throughout.

Good window frontage presenting display/branding opportunity.

Net Internal Area – 160.91 sq.m.  
(1,732 sq.ft.) approximately

Offers over £195,000 invited.

Commercial Department  
12 Bothwell Street, Glasgow, G2 6LU  
0141 332 8615





## LOCATION

As will be seen from the location plan the property is in the heart of the city centre close to a huge variety of retail, leisure and bar/restaurant amenities. The subjects also benefit from excellent transport links with Central Station close by, as are a variety of bus services, to and from the city. Access to the M8 and Clydeside Expressway is available a short distance to the west.

## DESCRIPTION

The subjects comprise office premises occupying part of the ground and first floor of a 12 storey commercial/residential development, known as The Isokon Building. The building comprises mainly residential accommodation on the upper floors.

The subjects have a full height window display frontage and an adjacent glazed entrance doorway with a wall mounted secure entry keypad. The frontage of the unit is protected by electrically operated roller shutters.

The ground floor office is open plan in nature with a disabled toilet to the rear. The upper floor contains two open plan office spaces with a tea prep area and male and female toilet facilities.

The premises are fitted to a high standard throughout and heating is by ceiling mounted air conditioning/heating cassettes and electric panel heaters at the kitchen and toilet areas.

There is access from the main office at first floor to a central atrium which provides an amenity garden feature ideal for break out purposes.

## ACCOMMODATION

The approximate net internal floor area is:

	sq.m	sq.ft
Ground Floor	38.55	415
First Floor	122.35	1,317
TOTAL	160.90	1,732

## RATEABLE VALUE

The unit has a Rateable Value of £15,000 and qualifies for partial rates relief under the Small Business Bonus Scheme subject to applicant status. Parties should make their own inquiries in this respect to the Assessor's Department however we believe the property qualifies for 25% rates relief.

## SALE TERMS

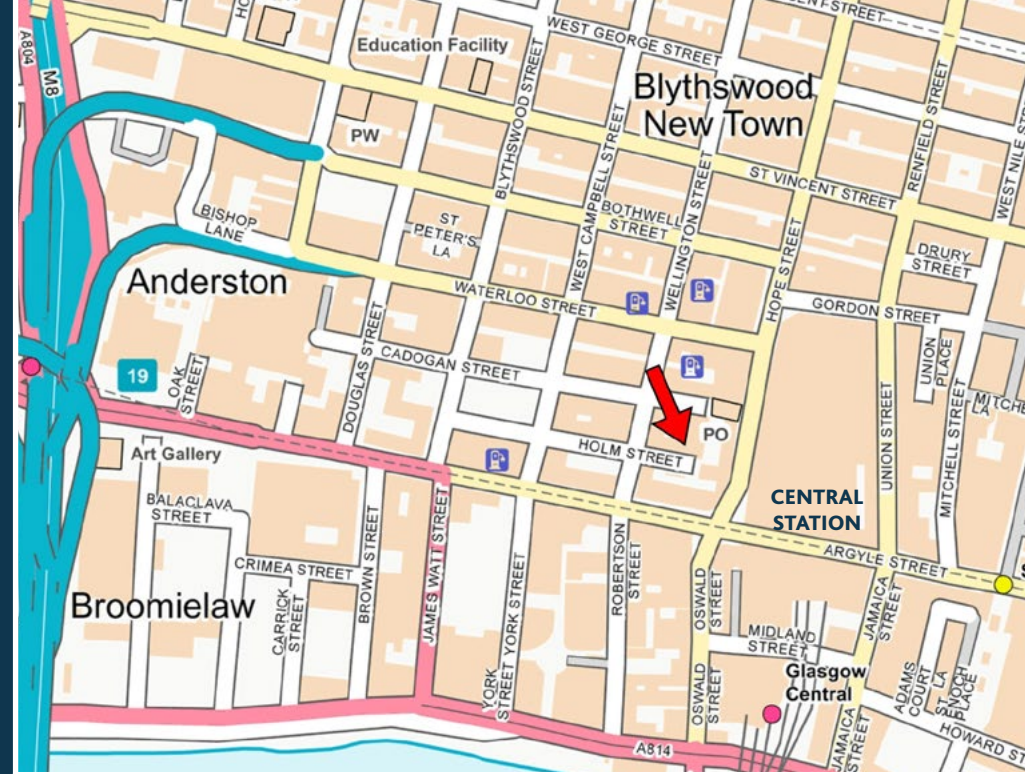
Offers over £195,000 are invited for the purchase of our client's heritable interest.

## VAT

VAT will be chargeable on the purchase price.

## EPC

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



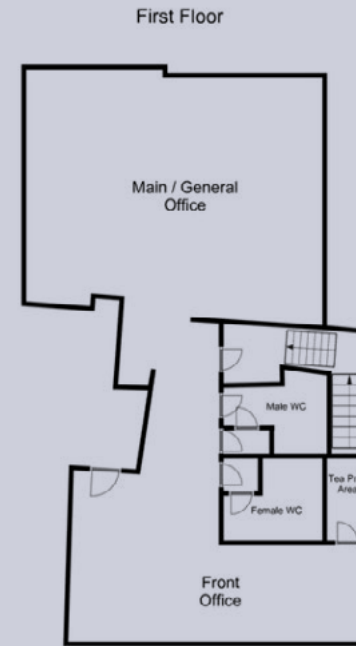




Ground Floor Office



Floor Plans



First Floor Office



Atrium Amenity Area

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

**Claire Hutton MRICS**

Tel: 07876 541654

e-mail: [Claire.Hutton@dmhall.co.uk](mailto:Claire.Hutton@dmhall.co.uk)

or

**Graeme Todd MRICS**

Tel: 07831 274556

e-mail: [Graeme.Todd@dmhall.co.uk](mailto:Graeme.Todd@dmhall.co.uk)

DATE OF PUBLICATION	REFERENCE
OCTOBER 2023	WSA2469

**Commercial Department**

12 Bothwell Street, Glasgow, G2 6LU

0141 332 8615

### 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.