

1ST FLOOR, THE EXCHANGE 142 ST VINCENT STREET GLASGOW, G2 5LA

TO LET/ FOR SALE OFFICE SUITE



• CENTRAL LOCATION ON ST VINCENT STREET

CLOSE TO TRANSPORT LINKS AND AMENITIES

EGM Property Consultants

1ST FLOOR, THE EXCHANGE 142 ST VINCENT STREET GLASGOW, G2 5LA

Location

The Exchange is well located within the Core Business District (CBD) with excellent prominence on the corner of St Vincent Street and Hope Street. The property is surrounded by local retail and leisure amenities and is equidistant to Queen Street and Central Stations.

Bus links are regular along Hope Street and underground access is available within a 5 minute walk to Buchanan Street.

Description

The Exchange extends over ground and six upper floors of which the subject suite forms the first floor in part. The office space is fully self contained with a welcoming reception area, private meeting room and board room. A small kitchenette and toilet facilities are also accessed off the reception with a larger open plan office to the rear.

Accommodation

The suite has been measured to provide the following Net Internal Area:

| Suite | Sq Ft | Sq M |
|------------------|-------------|-------------|
| 1st floor (part) | 1,530 sq ft | 142.14 sq m |

Quoting Terms

The suite is available on a to lease/ for sale basis. Further details are available from the marketing agent.





Business Rates

Ratable Value: £17,600 Rates Poundage: £0.498 (2023/24) Rates Payable: £8,765

Service Charge

The property is managed by a property manager with each occupier being responsible for a pro rata payment for communal maintenance and repairs. Full details on request.

VAT

The property has been elected for VAT.

Energy Performance Certificate

The suite has an EPC rating of 'D'.

Viewing/ Enquiries

Strictly by appointment only with the sole agent:-

Ross Jubin EGM Property Consultants

T: 0141 266 0480 M: 07889 590 133 E: ross.jubin@egmproperty.co.uk

EGM Property Consultants Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control. (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 EGM Property Consultants Ltd 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) 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 an exchange of correspondence with our clients' solicitors. (vi) Photographs & drawings for illustration purposes only. Jan 2024

www.egmproperty.co.uk