

TO LET



Self-contained, corner aspect, top floor suite

3rd Floor, Rothesay House, 134 Douglas Street, Glasgow, G2 4HF

Location

Rothsay House commands a prominent position at the corner where Sauchiehall Street intersects with Douglas Street. Positioned within the heart of the city centre, this property enjoys the advantages of its close proximity to retail and leisure establishments and public transportation facilities.

The M8 motorway lies roughly a quarter-mile to the west of the premises, and both Glasgow Central station and Glasgow Queen Street, along with Charing Cross station, are conveniently accessible within just a 5-minute walk.

Description

Rothsay House comprises a four storey traditional building. The suites are accessed via a secure common reception area with a lift serving all floors. The entrance foyer and common areas have been extensively refurbished to offer contemporary, bright, welcoming space.

The available 3rd floor suite is currently fully fitted with high-quality furniture and can be presented in its current condition. Alternatively, the landlord can refurbish the space as per new tenants requirements.

Specification

The accommodation benefits from the following specification:

- Open plan or full turnkey options
- Carpet coverings with painted walls and architraves
- Modern LED baton style lighting
- 1x glazed fully furnished boardroom
- 1x glazed fully furnished meeting room / private office
- 1x private meeting room / staff break out area
- 12x desks with capacity to offer more if required
- Raised access flooring incorporating floor boxes
- Dedicated male and female WC's and shower facilities
- Full IT connectivity
- 1x large modern kitchen facility
- Lift access
- Fully DDA compliant entrance

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the net internal area to be as follows:

Description	Sq M	Sq Ft
3 rd Floor	222.97	2,400

Lease Terms

The subjects are available by way of a new full repairing and insuring lease on terms to be agreed. Quoting rent is available on application.

Energy Performance Certificate

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

Local Authority Rates

The premises are presently entered in the Valuation Roll with a Rateable Value of £29,750 from the 1st April 2023.

The current Uniform Business Rate is 49.8 pence.

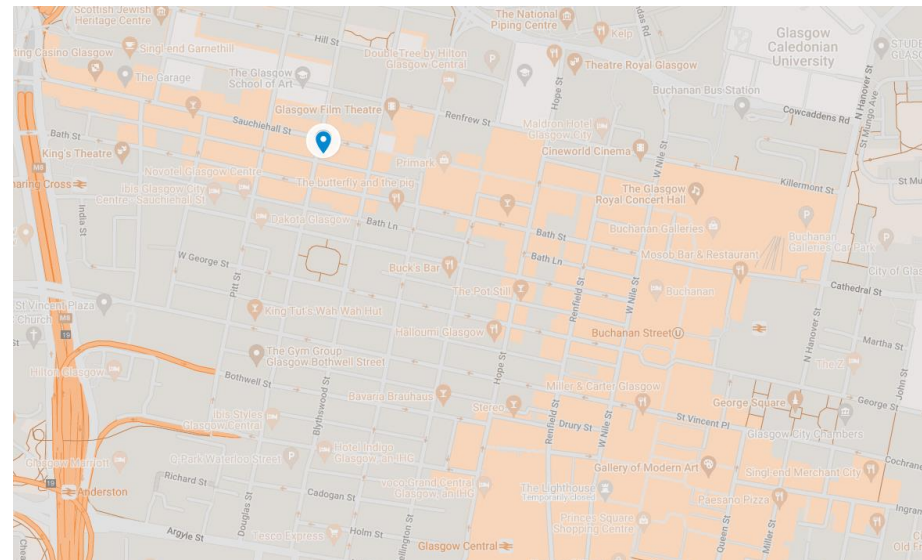
Interested parties should contact Glasgow City Council Assessors Department for further information www.saa.gov.uk.

Legal Costs

Each party will be responsible for their own legal costs incurred with a letting.

VAT

All prices are quoted exclusive of VAT which will be payable at the prevailing rate.





Contact

For further information, or to arrange a viewing, please contact the sole agents Knight Frank.

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Particulars dated August 2023. Photographs dated August 2023.

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