

# To Let

1,750 - 9,502 sq ft

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TARA

HOUSE

46 BATH STREET

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Contemporary  
workspace  
in the heart  
of the city



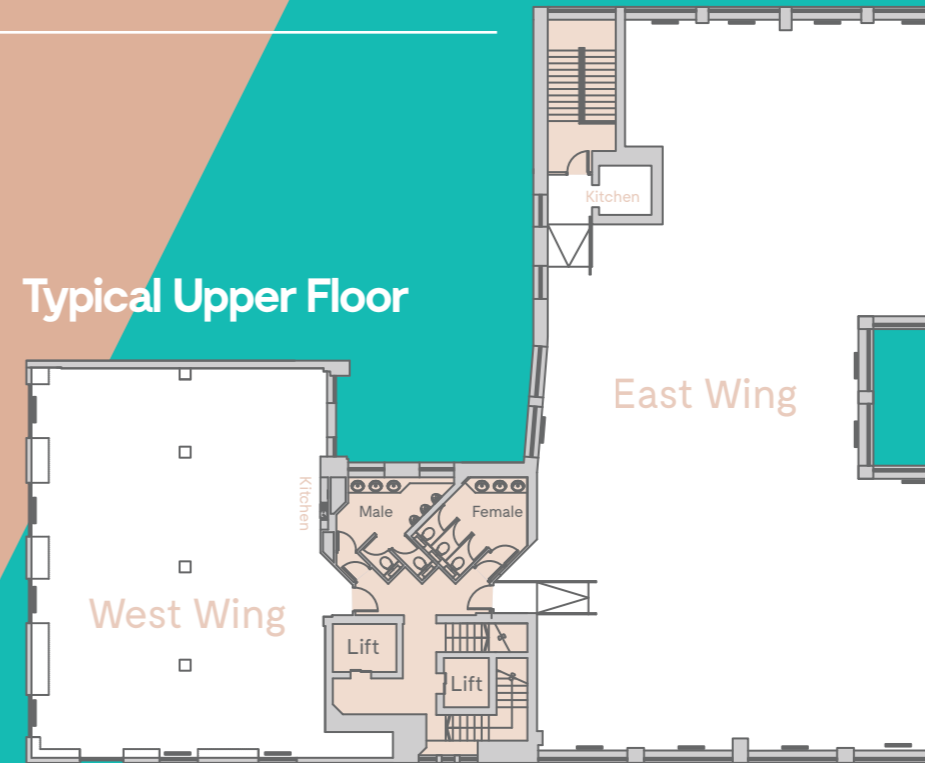
# TARA HOUSE

Tara House occupies a prime location in the heart of Glasgow City Centre. The property is situated on the north side of Bath Street at the junction with Renfield Street with excellent access to Glasgow's public transport network.

Glasgow's mainline railway stations, Central and Queen Street, are both within 5 minutes walking distance of the property, as are Buchanan Street Subway Station and Buchanan Bus Station. In addition, the property is well placed for accessing the M8 motorway network.

The retail thoroughfares of Buchanan Street and Sauchiehall Street are also within minutes walk of the property. Nearby occupiers include Sainsbury's Central, Pret A Manger and John Lewis, together with a variety of bars, hotels and restaurants.

## Typical Upper Floor



The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Floor areas:

Floor/Suite	SQ FT	SQ M
4th West	1,750	162.58
3rd West	1,792	166.48
2nd East	4,202	390.38
1st West	1,758	163.32

## Description

Tara House provides modern, refurbished open plan office accommodation behind a retained sandstone façade.

The building benefits from:

- Open plan flexible office suites
- 2 x passenger lifts
- 24 hour secure access
- Male and female toilets on each floor
- Accessible toilet facility
- Secure basement car parking
- Cycle racks

## Specification

The refurbished specification provides:

- Gas central heating
- Comfort cooling
- Raised access floors (in part)
- Suspended ceilings
- Recessed LED lighting
- New carpet tiles
- Tea prep facilities
- Refurbished toilets
- EPC Rating C+



EAST SUITE



# TARA

# HOUSE

## Lease Terms

The office suites are available to let together or individually on a Full Repairing and Insuring basis for a term to be agreed.

## Rating

For information regarding rates, please contact Glasgow City Council Assessors Department on:

0141 287 2000  
saa.gov.uk

## VAT

All rents, premiums and service charges will be subject to VAT.

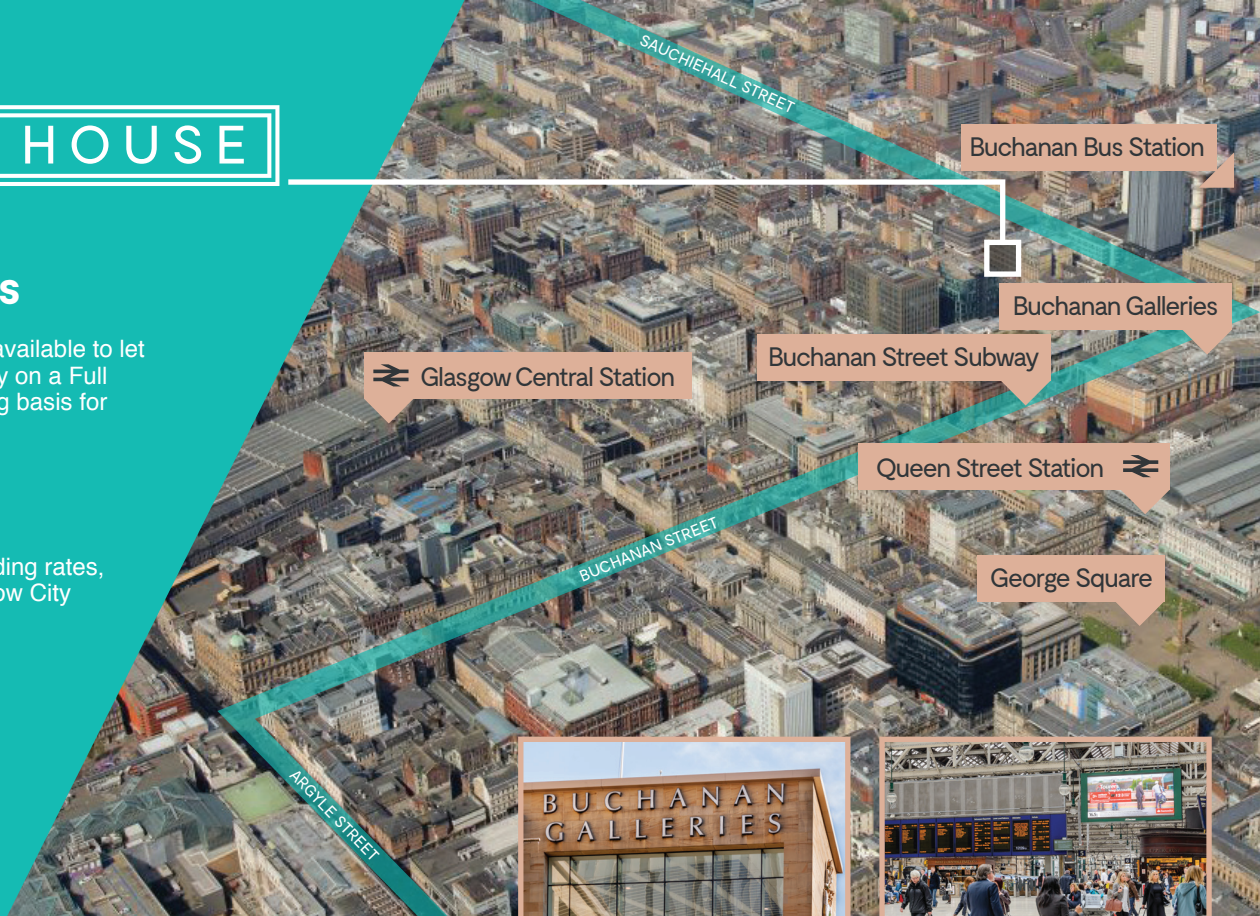
## Viewing / Further Information

To arrange a viewing or for further information, please contact:



**CUSHMAN &  
WAKEFIELD**

**0141 248 4433**



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