

TO LET

Berkeley House, 285 Bath Street

Glasgow G2 4HQ



PROPERTY HIGHLIGHTS

- Charing Cross location
- Commissionaire manned reception
- Ground and First Floor office suites available with the benefit of existing fit-out
- Secure car parking subject to availability



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Graduate Surveyor

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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

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Glasgow G2 4HQ

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Location

Berkeley House occupies a prominent position on the south side of Bath Street. The building is strategically placed to benefit from easy access to Charing Cross Rail Station and the M8 motorway.

Bath Street and nearby Sauchiehall Street also provide a good offering of leisure facilities, with a range of coffee shops, restaurants, bars and hotels located within short walking distance.

Description

Berkeley House comprises a 5-storey building extending to 25,801 sq ft. The property is accessed from Bath Street via a commissionaire manned reception.

The available suites are located on the Ground and 1st floors and provide the following specification:

- Suspended ceiling
- Modern integrated LG7 lighting
- Raised access floors
- Gas fired central heating
- Comfort cooling (in part)
- Two 8-person passenger lifts
- Male, female and disabled toilet facilities
- Shower facility
- Secure car parking
- Cycle
- Secure entry system
- Commissionaire manned reception

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

Accommodation

The available accommodation extends to the following approximate Net Internal floor area.

Floor	Size (sq ft)	Car Parking
1 st	5,085	Upon Application
Ground	4,795	Upon Application

Energy Performance

EPC Band C

Rateable Value

The current Rateable Value equates to approximately £5.17 per sq ft.

LBTT

The ingoing tenant will pay all Land and Buildings Transaction Tax applicable

Viewing / Further Information

For further information or to arrange a viewing please contact either Fergus MacLennan or Kevin Strain at Cushman & Wakefield.

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