

TO LET ATTRACTIVE OFFICE SUITES

HIGH QUALITY
TOWNHOUSE WITH
CAR PARKING

PRELIMINARY DETAILS

Ryden



1ST & 2ND FLOORS
185 ST VINCENT STREET
GLASGOW G2 5QD

335 - 768
SQ FT

31.12 -
71.34
SQ M

GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agents

GLASGOW

130 St Vincent Street
Glasgow
G2 5HF
0141 204 3838

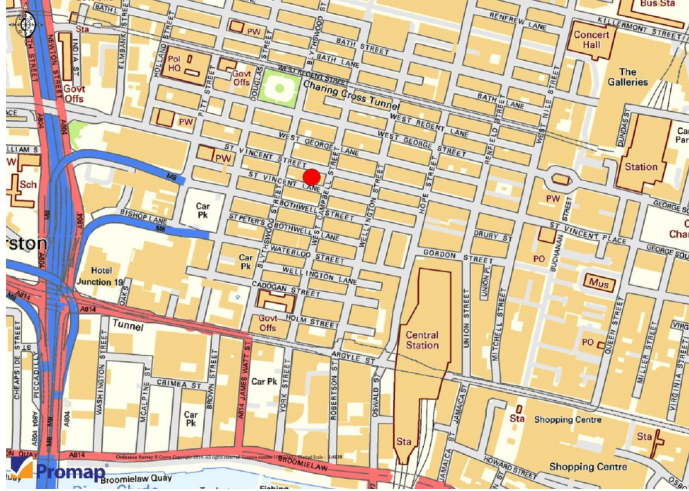


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THE BUILDING IS LOCATED ON THE SOUTH SIDE OF THE PRIME ST VINCENT STREET ADDRESS BETWEEN WEST CAMBELL STREET AND BLYTHSWOOD STREET.

The property is well placed for ease of access to the M8 motorway and within easy walking distance of all modes of public transport.

A wide range of shopping, restaurant, hotel and leisure facilities are located in immediate proximity.



DESCRIPTION

The accommodation provides attractive open plan suites with the following specification:-

- Suspended ceiling incorporating LED lighting
- Carpet covered flooring with raised access flooring
- Air conditioning/ central heating
- Male and female toilets
- Shared kitchenette
- The 1st floor suite also has the benefit of a high quality existing fit out.

The office accommodation is accessed via a secure door entry system from St Vincent Street from where a central stairwell provides access to upper floors.



ACCOMODATION

The premises have been measured to provide the following Net Internal Areas:

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
2ND FLOOR	31.12	335
1ST FLOOR	71.34	768

3 secure garaged car parking spaces are available with the subjects.

TERMS

The suites are available to lease by way of a new Full Repairing and Insuring lease for a term to be agreed on all inclusive terms.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of D

RATEABLE VALUE

The subjects are entered in the Valuation Roll with the following Rateable Values:

2nd Floor - £3,600

1st Floor - £9,300

LEGAL COSTS

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

AGENTS



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