

Ryden

TO LET

HIGH SPECIFICATION
OFFICE SUITE
8,102 SQ FT



GROUND FLOOR
CITYPOINT 2
25 TYNDRUM STREET
GLASGOW
G4 0JY

8 DEDICATED
CAR SPACES
REFURBISHED
OPEN PLAN SUITE
CONVENIENTLY
POSITIONED JUST
OFF JUNCTION 19

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



**LOCATED ON
THE NORTHERN
EDGE OF THE
CITY CENTRE
OVERLOOKING
THE M8
MOTORWAYS**



LOCATION

Citypoint 2 is located on the northern edge of the city centre overlooking the M8 motorways and conveniently positioned just off Junction 19, which provides Citypoint 2 immediate access to the motorway network.

Buchanan Bus Station is approximately 5 minutes' walk as is Cowcaddens Subway Station. Sauchiehall Street and Buchanan Street are approximately 10 minutes' walk and provide access to all of the city centre's extensive amenities.

The building also sits close to several universities and colleges with Strathclyde and Caledonian University, The Conservatoire and City of Glasgow College all within close proximity.

In the immediate vicinity there is a mix of commercial uses and emerging residential neighbourhoods reflecting a diversity of uses and occupiers.






DESCRIPTION







Citypoint 2 is a prominent 5 storey, modern office building.

GAP Group acquired Citypoint 2 in 2021 as their new Glasgow HQ and have since comprehensively refurbished the building.

Access to the subjects is via a manned reception from where the Ground Floor suite is entered via a swipe card entry system.

The subject suite provides the following specification:

-  Suspended ceiling tiles
-  LED Lighting
-  Raised Access Flooring
-  Air Conditioning
-  Openable, Double Glazing

-  Male, female and accessible toilet facilities
-  On site shower facility and cycle storage
-  Full back up power generation
-  Access to live I.T
-  EPC TBC
-  Equality Act Compliant Access

LEASE TERMS

The subjects are available on a New Lease on Full Repairing and Insuring terms to be agreed.

RATEABLE VALUE

The subjects are entered into the valuation roll as having a Rateable Value of £118,000

LEGAL COSTS

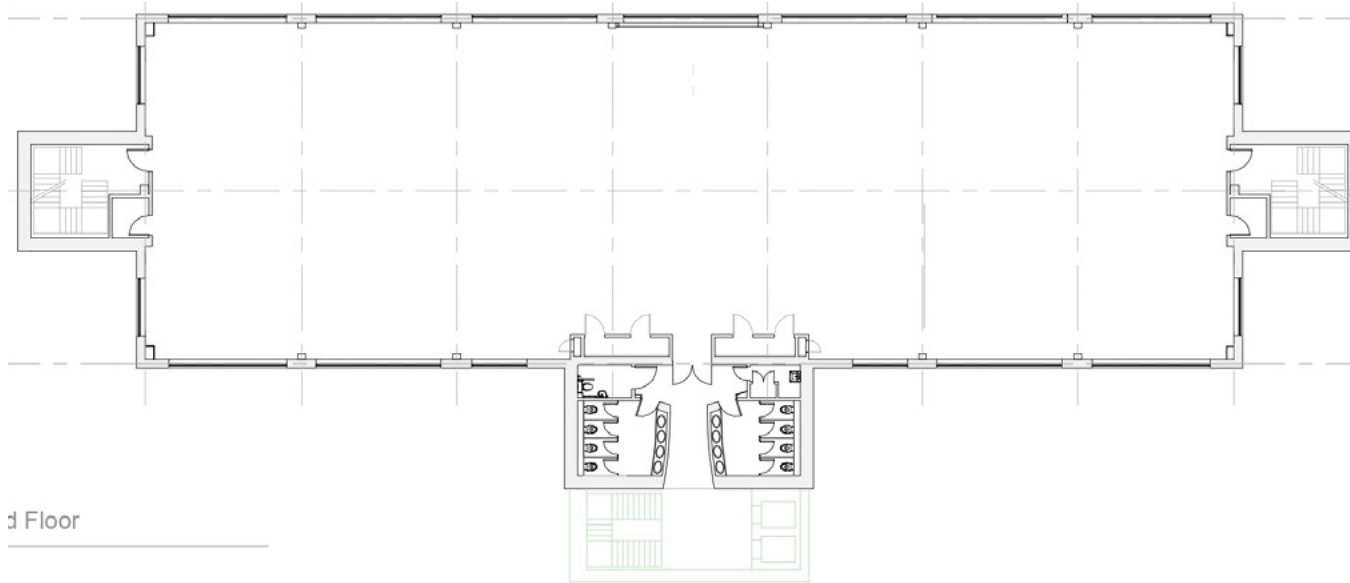
Each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

VAT

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



FLOOR PLAN



**GAP GROUP
ACQUIRED CITYPOINT
2 IN 2021 AS THEIR
NEW GLASGOW HQ
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GET IN TOUCH

Please get in touch with our letting agent for more details.

Tim Jacobsen

T 07787 183 341

E tim.jacobsen@ryden.co.uk

Scott Farquharson

T 07384 543 094

E scott.farquharson@ryden.co.uk

Ryden

ONYX

215 Bothwell Street

Glasgow

G2 7EZ

0141 204 3838

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **November 2023**

