TO LET ATTRACTIVE OFFICE SUITE

EXCEPTIONAL GRADE A
BUILDING IN A
PROMINENT AND HIGHLY
ACCESSIBLE CITY
CENTRE LOCATION

PRELIMINARY DETAILS

Ryden



1ST FLOOR **100 QUEEN STREET GLASGOW** G1 3DN

7,423
SQUARE FEET

690 SQUARE METRES

GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agents

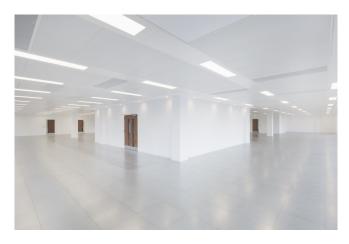
GLASGOW

ONYX, 215 Bothwell St Glasgow G2 7EZ 0141 204 3838



EXCEPTIONAL GRADE A BUILDING, IN A PROMINENT AND HIGHLY ACCESSIBLE CITY CENTRE LOCATION

100 Queen Street offers an inspirational location without compromise. In the heart of the bustling city centre, the development is directly opposite the renowned Gallery of Modern Art (GoMA) and only yards from Glasgow's legendary Style Mile. With numerous cafes, restaurants and unrivalled transport links also on your doorstep, 100 Queen Street really is the perfect place to do business.



DESCRIPTION

100 Queen Street is a 54,000 sq ft Grade A accommodation including two superb new penthouse floors. Occupiers include Edrington, Mazars and Lindsays.

100 Queen Street provides a distinctive mix of the traditional and the contemporary with specification levels, flexibility and a quality of finish to meet corporate occupier expectations. The space enables flexible subdivision and diverse space planning options.

- Grade A accommodation
- Stunning corner reception foyer
- Access control security barriers
- 2 x 13 person passenger lifts
- VRF heating and cooling
- Raised access flooring
- LED lighting to office floors
- Shower rooms and changing facilities
- Secure car parking spaces and cycle racks

ACCOMMODATION

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
1ST FLOOR	690	7,423

3 car parking spaces are available.

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 whatever in relation to this property. November 2022. 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 transac-

tion, 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.

TERMS

The suite is available on new Full Repairing and Insuring terms at a rental to be agreed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of "B"

The building is electric only, from 100% renewable sources.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Rateable Value of £103,000.

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.

SOLE AGENTS

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