

# 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

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# 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 Lindsay's.

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.

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## 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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