

TO LET MODERN OFFICE SUITE

REFURBISHED CITY
CENTRE OFFICE
SUITES

PRELIMINARY DETAILS

Ryden



**49 BATH STREET,
GLASGOW, G2 2DL**

**1,536 -
3,273**
SQUARE FEET

142 - 304
SQUARE METRES

GET IN TOUCH

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Viewing is strictly by arrangement with the letting agents

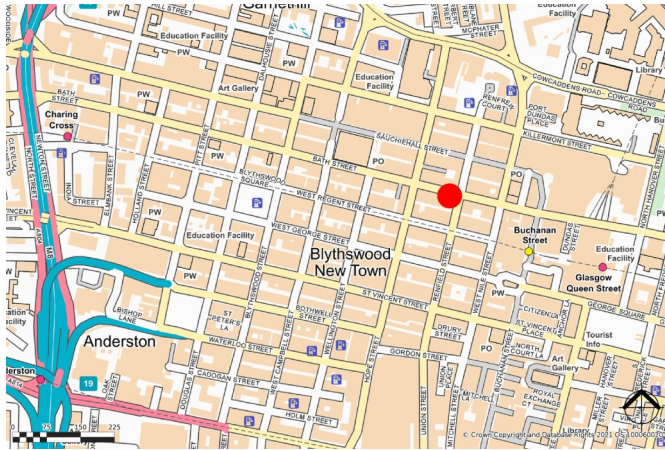
GLASGOW

130 St Vincent Street
Glasgow
G2 5HF
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ryden.co.uk

SELF CONTAINED, NEWLY REFURBISHED, OFFICE ACCOMODATION



LOCATION

49 Bath Street occupies a prime corner location in the heart of Glasgow City Centre. The property is situated on the junction of Bath Street and Renfield Street with excellent access to Glasgow's public transport network.

Glasgow Central and Glasgow Queen Street stations are both within 5 minutes walking distance of the property, as is Buchanan Bus Station. The M8 motorway is also easily accessible.

DESCRIPTION

The 4th floor has been comprehensively refurbished to provide open plan floor plates with: LED lighting, gas central heating, a tea prep facility and dedicated male and female toilets.

The 1st floor will be refurbished to a similar standard.

The accommodation also benefits from lift access that serves all floors and the building allows for wheelchair access via the main entrance.

ACCOMMODATION

The property provides the following net internal floor areas, as measured in accordance with the RICS Code of Measuring Practice (6th Edition):

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
1ST FLOOR	161	1,737
4TH FLOOR	142	1,536
TOTAL	303	3,273

TERMS

The property is available on Full Repairing and Insuring Terms for a period to be agreed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC and Recommendation Report can be provided upon request.

RATEABLE VALUE

We can confirm that the subjects are entered in the Valuation Roll with a Rateable Value effective from 1 April 2017 of:

1st: **£21,750**
4th: **£17,300**

Any ongoing tenant may benefit from relief through the **Small Business Bonus Scheme**. Details available on request.

RENT

On application.

SERVICE CHARGE

Detailed information is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The incoming tenant or purchaser will be responsible for any LBTT and Registration Dues, if applicable.

VALUE ADDED TAX

All monies due under the lease will be VAT chargeable at the applicable rate.

CONTACT

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