

Ryden

TO LET

**SELF-CONTAINED OFFICE
GROUND FLOOR & MEZZANINE
65.8 SQ M (708 SQ FT)**



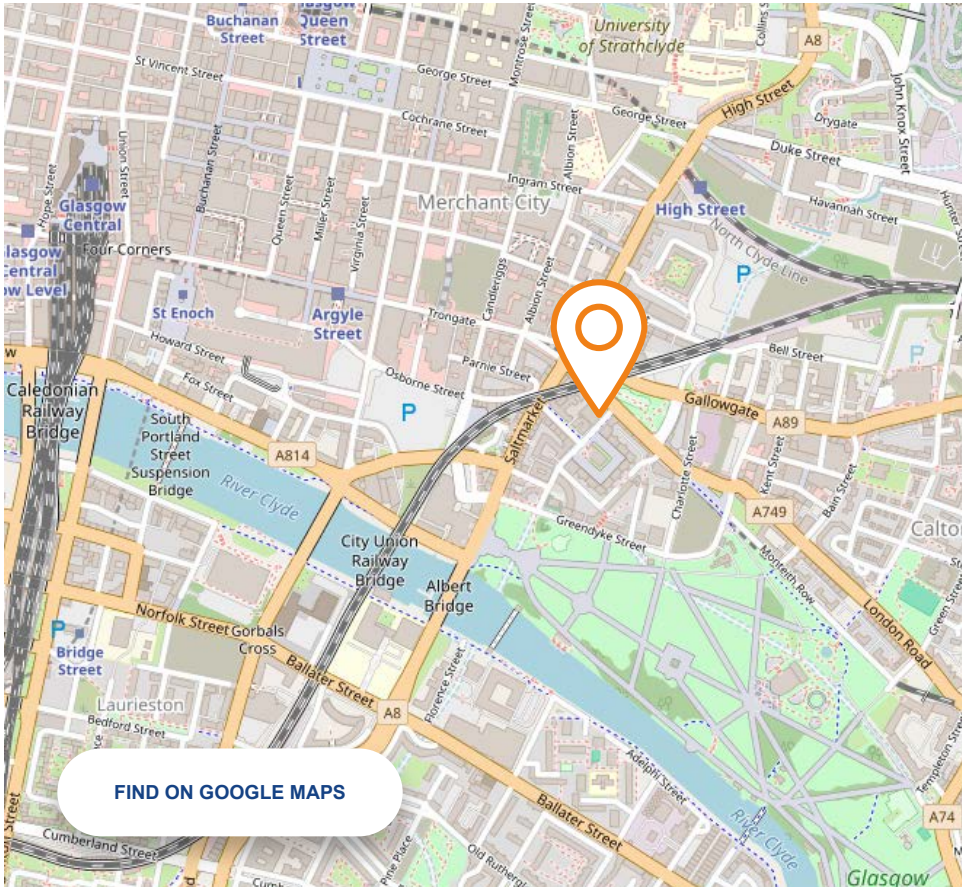
**13 JAMES
MORRISON STREET
GLASGOW
G1 5PE**

**CLOSE PROXIMITY
TO GLASGOW'S
MERCHANT CITY**

**DEDICATED ENTRANCE
FROM STREET LEVEL**

**WELL CONNECTED VIA
NUMEROUS PUBLIC
TRANSPORT LINKS**

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LOCATION

The subject property located on the north east side of James Morrison Street, just south of London Road and Tronagate, in close proximity to Glasgow's Merchant City and all city centre amenities.

It is well connected via numerous public transport links, with both Argyle Street and High Street railway stations less than a 10-minute walk and regular bus services running to and from Gallowgate and London Road.

DESCRIPTION

The property is an attractive sandstone building with a dedicated entrance from street level. The modern, self-contained suite is arranged over the ground and mezzanine level and benefits from the following specification:

- Modern suspended LED lighting (ground floor)
- Recessed lighting (mezzanine floor)
- Electric heating
- Laminate wooden flooring
- Dedicated toilet and tea prep
- EPC Rating is available upon request

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND & MEZZANINE	65.8	708

RATEABLE VALUE

The subjects will be entered into the valuation roll as having a Rateable Value of £8,300.

The tenant will be responsible for all local authority rates and charges.

An incoming tenant may be eligible for 100% business rates relief via the Small Business Bonus Scheme.

VAT

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

LEGAL COSTS

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

**LOCATED
WITHIN CLOSE
PROXIMITY TO
GLASGOW'S
MERCHANT
CITY AND ALL
CITY CENTRE
AMENITIES**



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OFFICE**
65.8 SQ M
(708 SQ FT)



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MORRISON
STREET
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G1 5PE**

GET IN TOUCH

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

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Ryden

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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. **March 2024**

