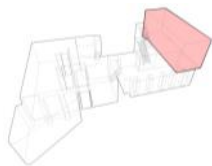




11 James Morrison Street / Glasgow

G1 5PE

Flexible studio / office / retail space in Glasgow's Merchant City
151.4 sq m (1630sq ft)
for sale / to let



The property lies directly to the east of Glasgow City Centre and is in an area which forms the eastern boundary of the Merchant City area of Glasgow. St Andrews Square is located adjacent and this is the main focal point within the street, with the converted church building containing a popular café and function space. The local area is characterised by high quality residential accommodation as well as office space which is generally occupied by the creative sector. Barrowland Park, a legacy from the Commonwealth Games, is formed immediately adjacent to the unit. The offices are well served by public transport, with regular bus services along London Road, Trongate/Argyll Street and High Street. In addition, the unit is only a short distance from Argyle Street railway station which links to the main rail network via Glasgow Central Station. The M8 is a short distance away with access east or westbound at Junction 19. There is an abundance of on street parking within James Morrison Street and surrounding streets.

AREA 1

1. Main Shop Entrance, 11 James Morrison Street
2. Area 1 looking out towards street front
3. View of area 1 - rear space
4. Area 1 - front shop / reception area
5. Area 1 Shop front onto James Morrison



The studios comprise around 151 sq m / 1,630 sq ft of creative accommodation which is arranged over three levels.

The resulting space is as dramatic as it is flexible and as such will suit a variety of occupiers. The premises also benefits from a historic planning consent for a bistro/wine bar and has a shared court to the rear. The specification is impressive with hardwood floors, feature lighting, under floor heating, comprehensive fire and security alarm systems, CAT5 cabling, controlled door entry and full height feature doorways.

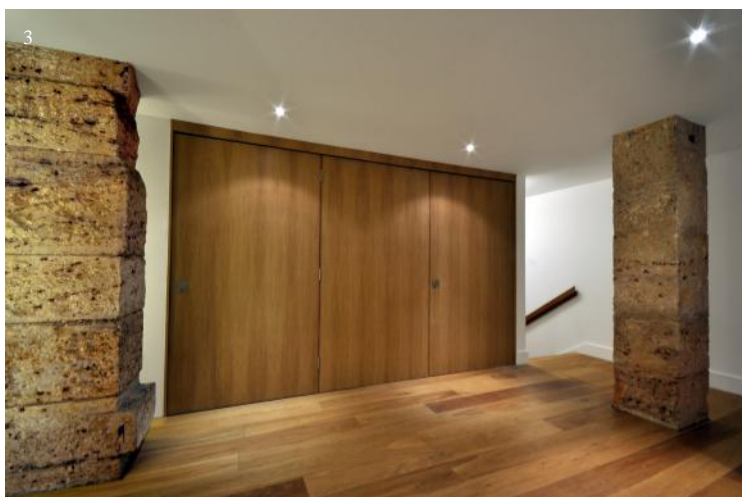




- 1.Mezzanine level Area 2
- 2.Staircase connecting Areas 1 and 2
3. Concealed kitchen in Area 2.

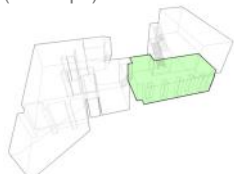
AREA 1

Entry to the unit is via a double height door set within a traditional shop front. Area 1 provides contemporary reception, office and disabled toilet accommodation at ground floor level. The area to the rear overlooks the shared courtyard and benefits from mezzanine storage space above. The total area at the ground floor is approximately 28 sq m (304 sq ft). A feature stairwell leads from Area 1 to Area 2.



AREA 2

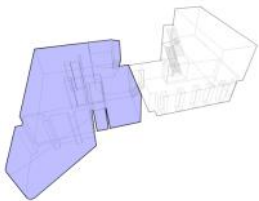
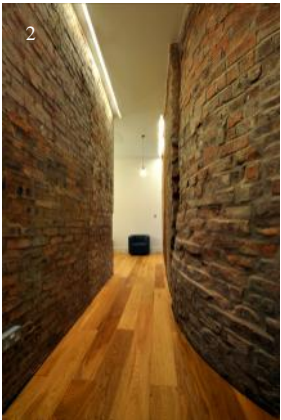
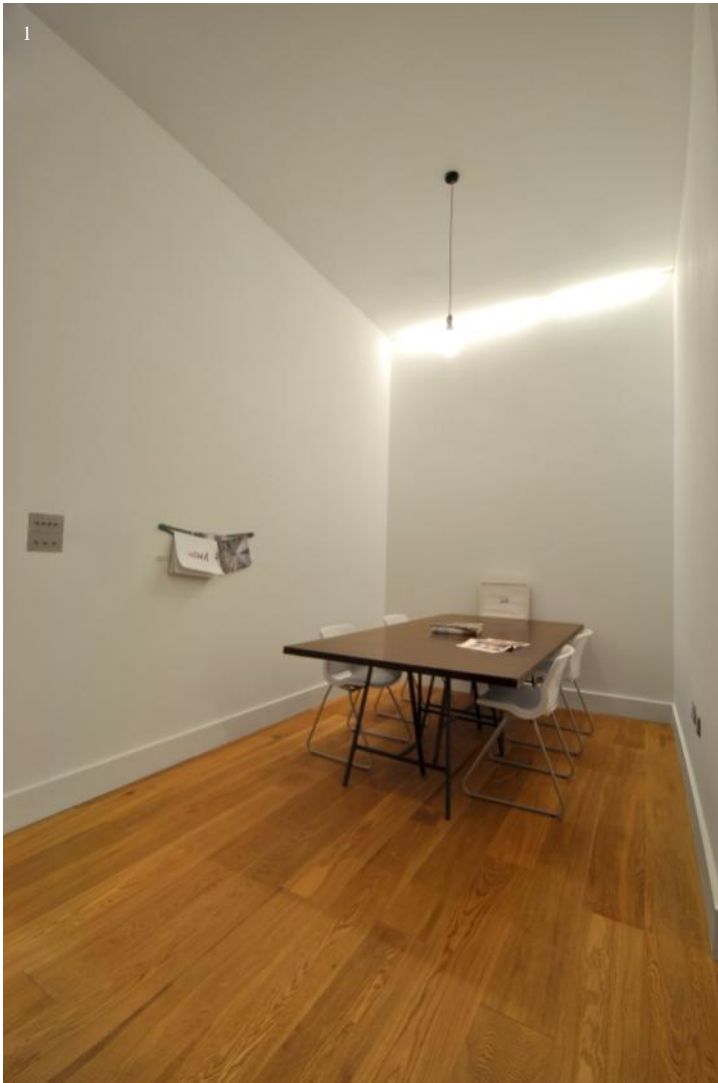
Area 2 consists open plan floor space flanked down one side with a row of exposed structural stone columns, opposite clear white walls. At one end is a kitchen with integrated fridge and dishwasher, which can be discretely concealed behind a folding/sliding timber screen. The space is well suited to uses such as meeting/seminar space, gallery or studio. This area is currently subdivided to form two separate meeting rooms. The total area is approximately 37 sq m (397 sq ft)



AREA 3

Area 3 consists of an open plan office area which has a generous 3.6m floor to ceiling height and full height glazed entrance overlooking the rear courtyard. A large red brick buttress sits at the centre of the space, loosely dividing it into a series of spaces suitable for a range of uses while providing a degree of privacy between them. Four stores accessed from this space provide extensive storage space. Under floor heating runs throughout the space beneath an engineered oak floor. The total floor area extends to a net internal area of 86 sq m (929 sq ft), excluding the large storage area.

- 1.Meeting room: Area 3
- 2.Looking towards main workspace and rear exit Area 3
- 3.Main workspace Area 3
- 4.Connecting stair between Area 2 and Area 3





AREA 3

Area 3 offers space to comfortably seat 8 -10 people and is well equipped with numerous power and network points to service IT and other electrical equipment. Away from the main road the space is peacefully quiet. The option is available for the space to remain semi-furnished.

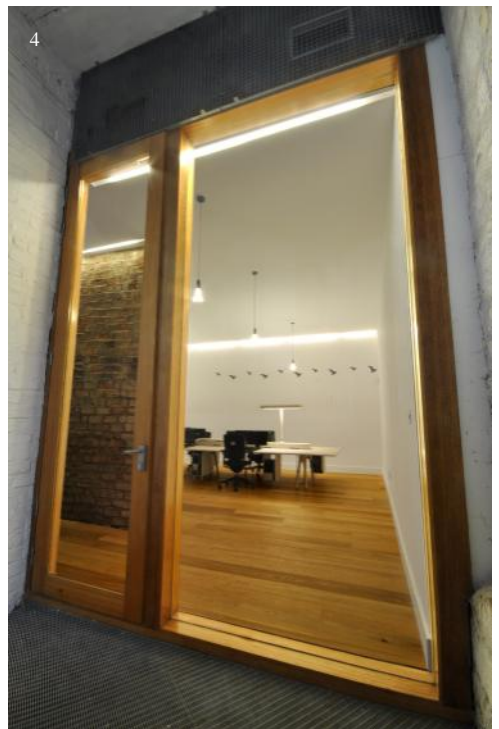
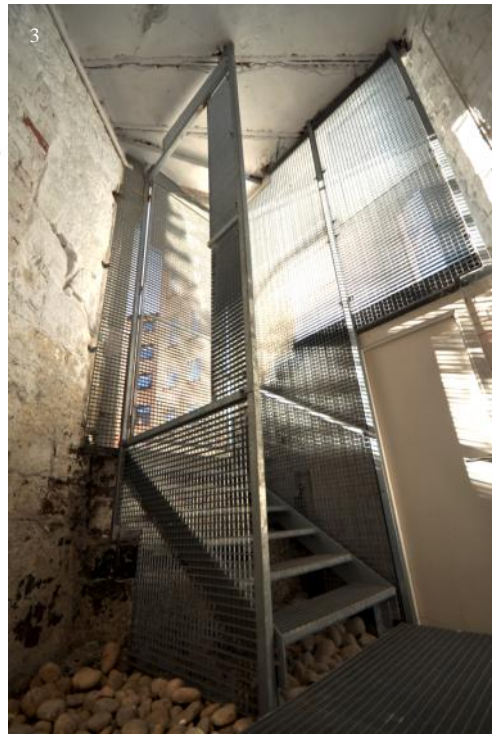
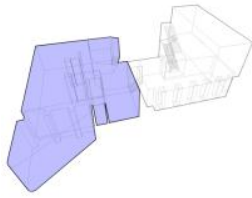


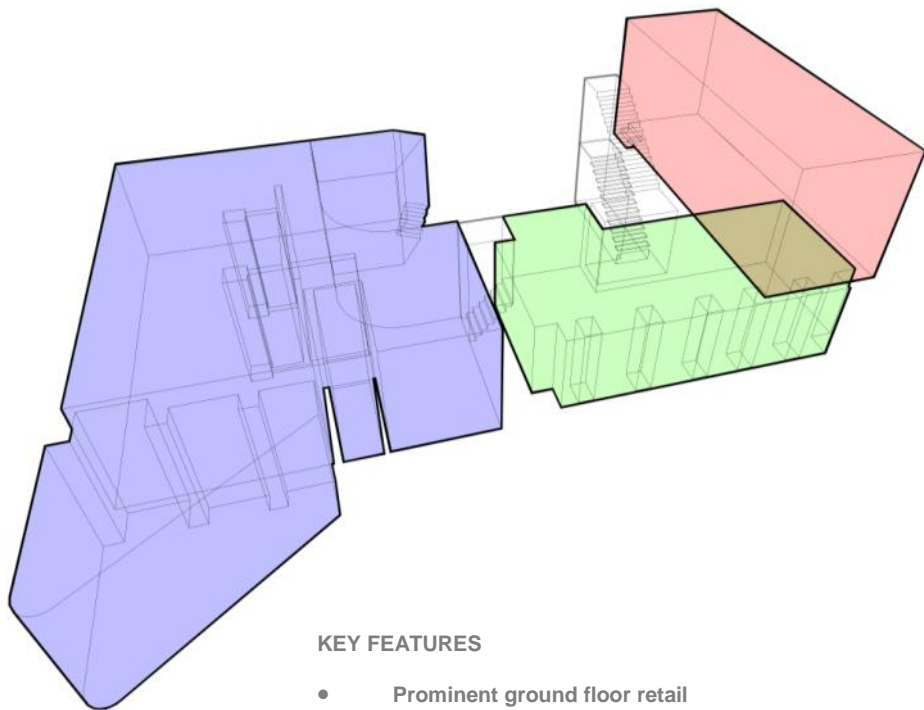
1. Main office space looking
South: Area 3

2. Main office space looking
East: Area 3

3. Covered external terrace
overlooking courtyard:
Area 3

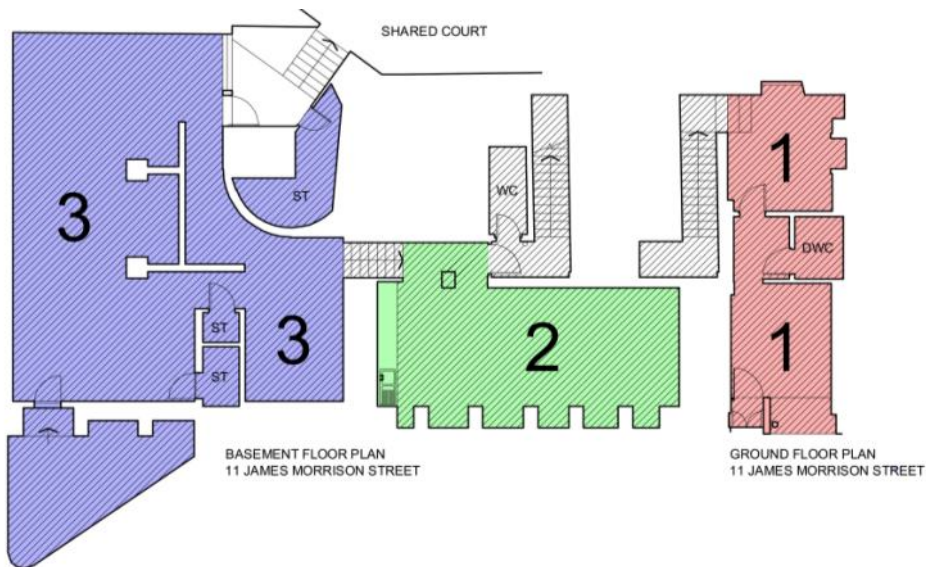
4. Rear exit of main office:
Area 3





KEY FEATURES

- Prominent ground floor retail space
- Flexible studio / workspace
- Historic planning permission for a Bistro / Wine Bar
- Extensive storage space
- Flexible event space (kitchen/ gallery)
- Rear shared courtyard
- Covered smoking terrace
- Door entry system
- Central Heating, lighting, ventilation
- Telephone and broadband infrastructure
- Intruder and fire alarm
- State of the art Vitra Joyn desk system
- Under floor heating to main office area
- CAT 5 Cabling
- Central Location



AREA SCHEDULE

Area 1:	28sq m (304sq ft)
Area 2:	37sq m (397sq ft)
Area 3:	86sq m (929sq ft)
Total net internal area:	151 sq m (1630sq ft)

RATING

The property is currently assessed at a Rateable Value of £13,200. The Uniform Business Rate for 2017/18 is 46.6p in the pound. The Scottish Government's Small Business Bonus Scheme provides 100% relief for eligible companies. Information is available via the sole agent.

TERMS

Our client is seeking a rent of £17,000pa in respect of the space. Alternatively, they would be prepared to sell the property and offers over £180,000 are sought.

LEGAL COSTS

Each party to bear their own legal costs in the transaction. The tenant will be responsible for the cost of any Registration Dues or SDLT.

VAT

We understand the rent is subject to VAT.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) can be provided upon request.



VIEWING AND FURTHER INFORMATION

Strictly through the sole agent:



Thomson Property Consultants
180 West Regent Street
Glasgow
G2 4RW

Tel: 0141 611 9666
Fax: 07006 037140
Contact: Eric Thomson
Email: eric@thomsonproperty.co.uk

