

TO LET - STUDIO OFFICE



**STUDIO 18B, THE HIDDEN LANE,
1103 ARGYLE STREET, GLASGOW G3 8ND**



- **Unique Studio Space within Creative Quarter**
- **Private Courtyard / Informal Garden**
- **Dedicated Parking Space**
- **All-inclusive Rental Package**
- **100% Rates Relief**
- **High Speed Fibre Connectivity**
- **58.20sqm (626sqft)**

RENTAL £1,250 PCM (NO VAT)







LOCATION

The Hidden Lane comprises a unique creative quarter located in the popular Finnieston area of Glasgow, a short distance west of Glasgow City Centre. The Hidden Lane is accessed via a pend at 1103 Argyle Street between Minerva Street and Corunna Street on the south side of Argyle Street, which in turn leads to a cobbled lane which provides access to the various studio spaces.

Finnieston is a thriving and vibrant location, being on the doorstep of the Scottish Exhibition Centre and SSE Hydro and is a popular destination for casual dining and bars. The area is home to many of Glasgow's most popular restaurants and has become a hub for many businesses, particularly those in the creative sector. Occupiers a few minute's walk away from the Hidden Lane include The Finnieston, Lebowskis, Porter and Rye, Crabshakk and the Ben Nevis.

Transport connections in Finnieston are excellent, with the M8 motorway and regular bus services all close at hand. Exhibition Centre railway station is within a few minutes' walk and directly connects to Glasgow Central Station.

The Hidden Lane is occupied by a mix of tenants including jewellers, artists and designers.

DESCRIPTION

Studio 18B comprises part of a former stable building and is formed on the first floor with access via a metal staircase which in turn is accessed from an attractive private secure courtyard area. The studio benefits from a dedicated parking area with space for a single car, located adjacent.

The studio is designed to a high standard, with engineered oak flooring (incorporating floor boxes), plastered and painted walls with a featured exposed brick wall incorporating metal safe. Lighting is via a mix of pendant fittings with filament bulbs and modern inset LED boxes. The suite has excellent natural day lighting via double glazed windows and heating is provided via a gas central heating boiler which serves contemporary wall mounted radiators. The suite has been newly redecorated throughout. A high-quality tea prep area is fitted within the suite incorporating quartz worktop and wall and floor mounted kitchen units, fridge and microwave. The toilet is designed to a high standard and incorporates feature period wash hand basin. The unit is fitted with ample double electrical sockets and benefits from high-speed fibre connectivity. The unit benefits from a maintained private courtyard/garden area with bench seating, suitable for informal meetings, lunch etc. 24-hour access is available to the Hidden Lane and the studio.

Area

We calculate the property to extend to a net internal area of 58.2 sq m (626 sq ft).

Rating

Rates are included in the rental package.

Rent

The rent is quoted on an all-inclusive basis, with the cost of the gas central heating, electricity, management and external maintenance included in the overall price. The rent is £1,250pcm.

VAT

There is no VAT payable on the rent.

Energy Performance

A full copy of the EPC can be made available to interested parties upon request.

Legal Costs

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

Date of Entry

Immediate entry is available.

Viewing

Viewing and further information is available by contacting the Letting Agent:

Thomson Property Consultants
180 West Regent Street
Glasgow
G2 4RW

Tel: 0141 611 9666

Contact: Eric Thomson

Email: eric@thomsonproperty.co.uk