

TO LET

CITY CENTRE OFFICE SUITES



Rothsay House, 134 Douglas Street, Glasgow, G2 4HF

- **Newly refurbished open plan office accommodation**
- **Prominent location**
- **Close to M8**
- **From 144.73 sq m (1,558sq ft) to 385.35 sq m (4,148 sq ft)**
- **Rent on application**

LOCATION

Rothsay House occupies a prominent corner location at the junction of Sauchiehall Street and Douglas Street. Located in the city centre, the property benefits from close proximity to retail and public transport facilities.

The M8 motorway is approximately 0.25 miles west of the property, whilst Glasgow Central, Queen Street and Charing Cross railway stations are all within 5 minute's walk. Regular and numerous bus services pass along Sauchiehall Street, Douglas Street and the surrounding streets and serve a wide number of destinations.

DESCRIPTION

Rothsay House comprises a four storey traditional building. The suite is accessed via a secure common reception with a lift servicing the upper floors. All the common areas including the entrance foyer have been newly refurbished and are designed to a contemporary style.

Both office suits have also been newly refurbished with new carpeted floor, new suspended ceiling and light fittings, fresh decoration and re-fitted toilet areas. The specification of the offices is as detailed below.

Both floors comprise open plan office space with dedicated toilet areas, with the second floor office incorporating a feature stone wall.

SPECIFICATION

The suites benefit from the following specification:-

- Newly carpeted
- Modern LG3 standard lighting
- Newly redecorated
- Raised access floor incorporating floor boxes
- Dedicated toilet facilities to each suite
- Lift access to both floors

ACCOMMODATION

We calculate the net internal floor areas of the suites to be as follows:-

Floor	Sq ft	Sq m
1 st floor	144.73	1,558
2 nd Floor	241.05	2,595
TOTAL	385.78	4,153

SERVICE CHARGE

There is a service charge to cover management charges and common maintenance and repairs. Full details are available via the Joint Agents.

RATES

We understand that the offices have been assessed as follows:

First Floor: Rateable Value: £17,400
Second Floor: Rateable Value: £27,000

The current Uniform Business Rate is £0.471.

In respect of the first floor suite, eligible companies may benefit from 25% rates relief under the Scottish government's Small Business Bonus Scheme first floor suite.

Interested parties should contact Glasgow City Council Assessors Department for further information

LEASE TERMS

The suite is available on a new FRI lease on terms to be agreed.

RENTAL

Upon application.

VIEWING AND FURTHER INFORMATION

By contacting the Joint Letting Agents:



Thomson Property Consultants
4th Floor
82 Mitchell Street
Glasgow
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