Office Industrial Retail Investment Development

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TO LET

2ND FLOOR OFFICE SUITE

ROTHESAY HOUSE, 134 DOUGLAS STREET, GLASGOW, G2 4HF

- City Centre office space, close to M8 and public transport
- Lift serving upper floors
- Attractive entrance hallway and common areas
- Cellular accommodation
- Net internal area 243.72 sq m (2,623 sq ft)
- Rent £26,500pa
- Substantial incentives available

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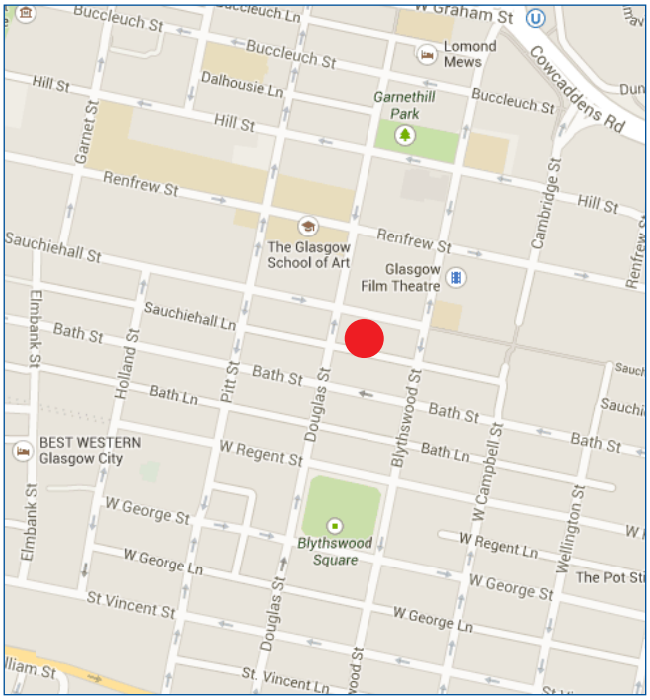
Location

The property is located to the east of Douglas Street, at it's junction with Sauchiehall Street and within Glasgow City Centre. Douglas Street one of the main streets which links Argyle Street and Sauchiehall Street and direct connections to the M8 motorway are conveniently located a short distance to the west. Charing Cross railway station is also located within a few minutes walk, and Glasgow's Central and Queen Street stations are both a short distance away. Regular bus services pass close to the property on many of the surrounding streets.

The property is also convenient for restaurants, shops and banking facilities, all of which are immediately adjacent.



Description

The office suite is formed on the 2nd floor of Rothesay House, which comprises a stone building, 3 storeys and attic in height, having a mansard slated roof, with timber framed, single glazed windows. The office occupies a prominent corner position, with good natural daylight to the majority of the office areas.

Access to the suite is via an attractive entrance hallway which leads to a lift and stairwell serving the upper floors.

The office suite is finished to a modern standard, and has been subdivided to form cellular accommodation which would be ideal for a professional practice or similar occupier. The office space benefits from the following features:

- Dedicated toilet accommodation
- Central heating system with radiators
- Perimeter power and data points enhanced with floor boxes
- Private offices, meeting rooms and board room framed.
- Refurbished common areas

Areas

The office extends to a net internal area of 243.72 sq m (2,623 sq ft) or thereby. This excludes the toilet accommodation within the suite.

Rating

The current Rateable Value is £27,000. The Uniform Business Rate for 2013/14 is £0.462.

Rent/Terms

Our client holds a lease over the premises for a term expiring 28 November 2015, on a full repairing and insuring basis at a rent of £26,500pa excluding VAT. Our client is seeking to assign or sub-let the accommodation on terms to be agreed.

Very competitive terms are available to the ingoing tenant with substantial incentives available.

For parties seeking a longer lease, this can be negotiated through the current Landlord – full details are available via the sole letting agent.

Service charge

There is a common service charge which is arranged via the managing agents. The charge includes external and common internal repairs, general maintenance, lift maintenance, common lighting, common heating, general cleaning, management of the building, etc. Full detail of the levels of charge and further information is available via the Sole Letting Agent.

VAT

We understand that there has been an election to waive exemption on VAT and therefore VAT will be payable on all charges including rent.

Energy Performance

The office has an EPC rating of E. A full copy of the certificate can be made available to interested parties if required.

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.

Date of Entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Letting Agent: `

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Ref: TPC150 Date of Publication: 17/2/14