

****PRELIMINARY PARTICULARS****

**FOR SALE / TO LET
OFFICE SPACE / BUSINESS CENTRE**



**SUITE 4.3, WATERLOO CHAMBERS,
19 WATERLOO STREET, GLASGOW, G2 6AY**

- **Located within central business district of Glasgow City Centre**
- **Within popular chambers style office building**
- **Flexible space**
- **Income producing with one vacant office**
- **Offers over £150,000**
- **Rental offers on application**

Location

Waterloo Chambers is located in the heart of Glasgow's business district, a short distance west of the junction between Waterloo Street and Hope Street, and within Glasgow City Centre.

The property is less than one minute's walk from Glasgow Central Railway station and numerous bus stops which serve a wide variety of destinations in Glasgow and beyond. Waterloo Street is generally characterised by office buildings which include SSE's flagship building, Clydesdale Bank's main Glasgow headquarters, JP Morgan and a number of other high profile occupiers, all of which are located immediately adjacent to the property.

Waterloo Street provides direct access to the M8 motorway (J19) which in turn links to the M74 approximately 1 mile away. There are a number of multi-storey car parks within Waterloo Street and the surrounding area.

There also a wide variety of cafes, bars and coffee shops located within Waterloo Street and the surrounding streets, with an abundance of retail operators within only a few minute's walk.

Description

The property comprises an office suite formed within the fourth floor of a traditional chamber style building being 7 storeys in height, constructed of solid sandstone and having a multi-pitched roof. A modern passenger lift and stairwell serves all upper floors and these are accessed via an attractive manned entrance foyer.

The office suite is currently run as a business centre with main open plan/break out area, four large office areas, one smaller office, meeting/board room and kitchen. The partitions have been created using glazed panels, with the floor being carpeted and the ceiling of modern acoustic tiles, incorporating fluorescent fittings. Excellent natural daylighting is provided via the front and rear facing windows.

The space could be purchased or leased with continued business centre use in mind, or alternatively could be occupied by a single user.

The kitchen is fitted to a modern standard with floor mounted units incorporating sink, fridge etc.

Business Centre

The property is currently operated as a business centre and has been subdivided to provide four letting spaces, managers office, reception/waiting area and shared meeting room and kitchen. The leases in place are on a short term basis, but with three of the four offices occupied, the property represents a rare opportunity to purchase the property and run it as a business centre. Alternatively, a growing business could occupy part of the office space whilst benefitting from short term income.

Full information on the business centre operation is available via the Sole Agent.

Areas/Accommodation

The property extends to an approximate net internal area of 160.72 sq m (1,730 sq ft)

Rating

The current Rateable Value is £12,400. The Uniform Business Rate for 2014/15 is £0.471.

25% rates relief is available to qualifying companies under the Scottish Government's Small Business Bonus Scheme – full details are available on the Scottish Government's website or via the Sole Agent.

Price

Our client is seeking offers over £150,000.

Rent

Our client would be prepared to lease the property in it's entirety. Alternatively, there is one small 2-3 person office which is currently available on a short term basis. Rental information is available via the Sole Agent.

Service / factor's charges

There is a service charge in place which is arranged via the factor. This charge includes external and common internal repairs, general maintenance, lift maintenance, common lighting, common heating, common window cleaning, general cleaning, replenishing of toilets, CCTV, management of the building, building insurance etc. Full details of the levels of charge and further information is available via the Sole Selling Agent.

VAT

We understand that there has been an election to waive exemption on VAT and therefore VAT will be payable on the purchase price/rent.

Energy Performance

The property has an EPC rating of [TBC]. 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 purchaser will be responsible for the cost of any Registration Dues or SDLT.

Date of Entry

An early entry date is available.

Viewing and further information

By contacting the Sole Letting Agent:

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