

PRELIMINARY DETAILS

TO LET

OFFICE/STUDIO/STORAGE SPACE



1st – 3rd FLOORS, 163 TRONGATE, GLASGOW, G1 5HF

- Upper floor space, with dedicated access from ground floor
- Mixed use location on busy retail pitch
- Close to St Enoch Shopping Centre and Argyle Street
- Open plan space with kitchen and toilet facilities
- Suitable for a variety of uses (office, storage, studio, leisure)
- From 155.02 sq m (1,669 sq ft) to 519.18 sq m (5,588 sq ft)
- Rent on application

Location

The property is located to the south of Trongate, between Glassford Street to the west and High Street/Saltmarket to the west and within Glasgow City Centre. Trongate forms the eastern extension of Argyle Street, which is one of the main retail destinations in Glasgow City Centre. The St Enoch Shopping Centre, comprising 850,000 sq ft of covered retail space is located a short distance west of the property.

Trongate is a popular retail area and also contains the Tron Theatre as well as a number of small studios, and leisure operators. Occupiers in the immediate locality include McDonalds (fast food), British Heat Foundation and Specsavers.

The property is close to Argyle Street railway station as well as Glasgow and Queen Street stations, and regular bus services pass along Argyle Street, Glassford Street and the surrounding streets. There are a number of surface and multi storey car parks located close to the property.

Description

The property comprises upper floor accommodation, accessed from ground floor level via a dedicated entrance and stairwell. The space is generally open plan in nature, with good natural daylighting via windows to the front of the property. Each floor also benefits from ancillary space including toilet and kitchen areas.

The floors are of concrete, partly overlaid in carpet, whilst the walls are of plaster/plasterboard and the ceilings are of suspended acoustic tiles incorporating fluorescent light fittings.

The space could be occupied as a single unit, or split into two or three separate areas, each of which would be served by the shared stairwell.

The space would benefit from a degree of upgrading, dependent on use, and our client will reflect this in the rent level and any incentives offered.

Areas

We have calculated each floor to extend to a total net internal area of 155.02 sq m (1,669 sq ft), providing a total area of 519.18 sq m (5,588 sq ft) over three floors.

Rating

The upper floors are currently formed within two assessments.

The second and third floors form part of the main entry for the ground floor unit, having proportionate Rateable Values as detailed below:

2 nd Floor:	£6,681
3 rd Floor:	£3,475

The Rateable Values will require to be re-assesses if occupied separately.

The first floor has a separate assessment of £12,000.

The current Uniform Business Rate is £0.48.

Depending on the space taken, eligible companies may benefit from up to 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

Lease details

Our client is prepared to consider flexible lease agreements with further information being available via the letting agent.

Service charge

A common service charge would be payable, to cover the cost of building repair and maintenance, management, building insurance, etc. Full details are available via the letting agent.

VAT

VAT is payable on the rent and other outgoings.

Energy Performance

The property has an EPC rating of [To be confirmed]. 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.

Date of Entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Letting Agent:

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Glasgow
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