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TO LET

ATTRACTIVE OFFICE SUITE



5th FLOOR, GORDON CHAMBERS, 14 MITCHELL LANE, GLASGOW, G1 3NU

- Contemporary office suite in traditional listed building
- Comprehensively refurbished
- Lift serving upper floors
- City Centre location immediately adjacent to Buchanan Street
- Excellent public transport and parking close-by
- Impressive views over City Centre
- Net internal area 115.8 sq m (1,246 sq ft)
- Rent £15,000pa

T: 0141 611 9666

www.thomsonproperty.co.uk

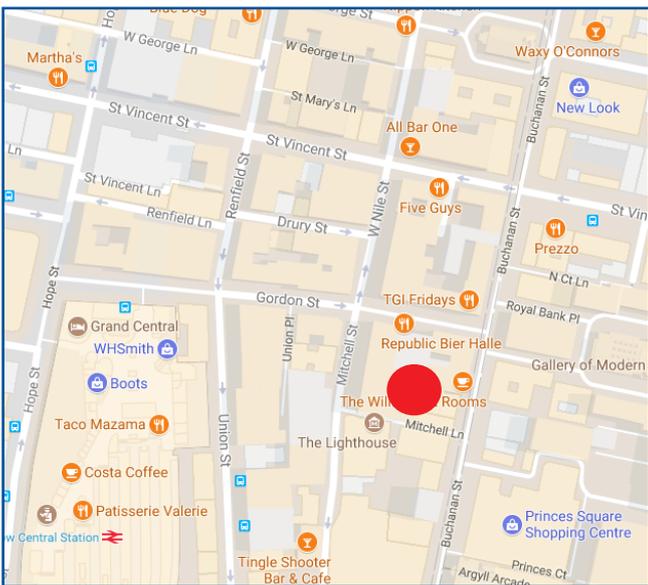
Location

The property is located to the north of Mitchell Lane, adjacent to Buchanan Street and in the heart of Glasgow City Centre. The area is characterised by a mix of occupiers with generally retail/cafe uses at ground floors with upper floors generally in office use. Glasgow's 'Lighthouse' building is located immediately opposite.

The property occupies an excellent position, being within a minute's walk of Central Station and directly adjacent to Scotland's premier retailing destination, Buchanan Street. Regular bus services pass along numerous adjacent streets including Renfield Street and Argyll Street. The property is also within minutes' walk of three multi storey car parks.

The office is formed within the fifth floor of the building.

The remainder of the upper floors of the building are generally occupied by a mix of professional companies/retail occupiers.



Description

The office suite is formed within a traditional listed building, constructed of solid sandstone and being designed over 7 levels. The office is located at fifth floor level and is accessed via a manned passenger lift and attractive traditional stairwell. The building has a tenant directory board at street level and also benefits from access 24/7 with CCTV coverage in the common areas.

The office suite is arranged to provide a large open plan office area, glazed meeting/conference room, kitchen/break out area, shower room and toilet facilities. The suite benefits from the following specification:

- Raised access floor with contemporary floor coverings in carpet and timber laminate
- Integrated floor boxes with CAT5 data and power
- New gas central heating system with radiators to all main areas
- Shower room with mixer shower (via combi boiler)
- Newly fitted dedicated toilet accommodation
- Fully fitted contemporary kitchen with 'metro' style tiling
- New pendant light fittings



Accommodation/Areas

The office extends to a net internal area of 115.76 sq m (1,246 sq ft) or thereby. This excludes the toilet accommodation within the suite.

Rating

The current Rateable Value is £10,100. 100% rates relief is available to qualifying companies under the current Scottish Government's Small Business Bonus Scheme. For those unable to take advantage of this relief, the current Uniform Business Rate is £0.466 in the pound.

Terms

Rental offers of £15,000 are sought on full repairing and insuring terms, on a minimum lease term of 3 years.

Service Charge/ Factor's Fees

There is a common service charge which is paid quarterly to the factor. This charge includes external and common internal repairs, general maintenance, lift maintenance/operators, 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 no election to waive exemption on VAT and therefore no VAT is payable.

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 LBTT.

Date of Entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Letting Agent:

Thomson Property Consultants
2nd Floor
180 West Regent Street
Glasgow
G2 4RW

Tel: 0141 611 9666
Fax: 07006 037140

Contact: Eric Thomson
Email: eric@thomsonproperty.co.uk

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