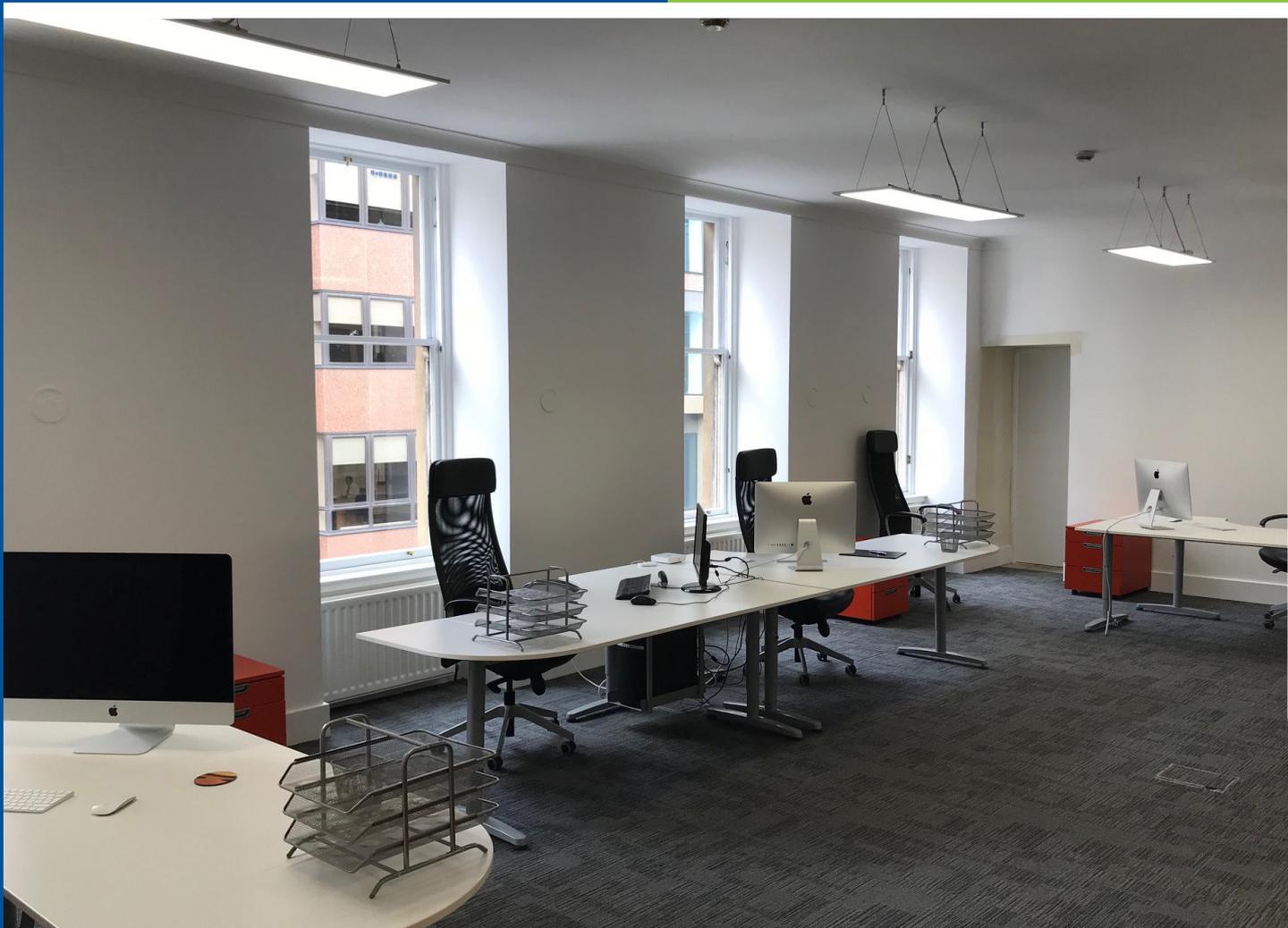


TO LET

SECOND FLOOR OFFICE / STUDIO



2ND FLOOR, 82 WEST NILE STREET, GLASGOW, G1 2QH

- **Newly refurbished space**
- **High quality contemporary fit-out**
- **Gas central heating**
- **Low service charge**
- **Within 5 minutes walk of Central and Queen St stations**
- **Close to Buchanan Street Subway**
- **100% rates relief for eligible companies**
- **80.03 sq m (861 sq ft)**
- **Rent £10,000pa**

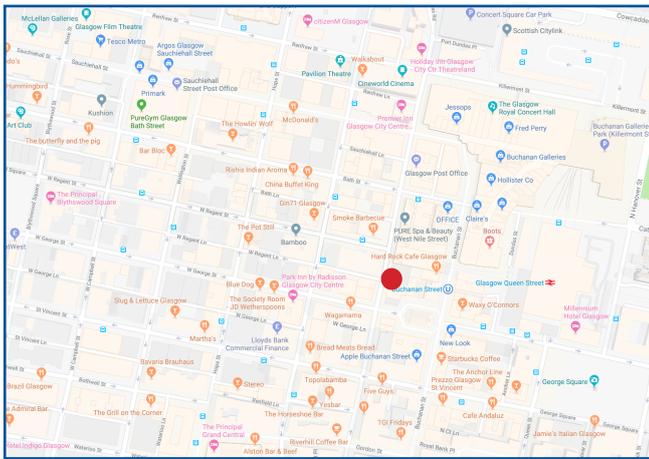
Location

The property is formed to the east of West Nile Street, a short distance north of St Vincent Street and within the core office area of Glasgow City Centre. West Nile Street comprises one of the main arterial routes passing through Glasgow City Centre and links Gordon Street to Sauchiehall Street.

The area is characterised by a mix of occupiers with generally retail/café/restaurant use at ground floors with upper floors being mainly utilised for office purposes.

The property occupies an excellent position, being within a few minute's walk of both Central and Queen Street stations and directly adjacent to Glasgow's main retail thoroughfare, Buchanan Street. Regular bus services pass along numerous adjacent streets including West Nile Street and St Vincent Street whilst Buchanan Street Subway station is nearby.

On street parking is available adjacent, whilst there are a number of multi-storey car-parks in close proximity including Buchanan Galleries (approx. 5 mins walk) and NCP Mitchell Street (approx. 4 mins walk).



Description

The property comprises a second floor office formed within a traditional stone built property, being four storeys in height, and having a pitched and slated roof.

The building is entered via a common entrance doorway which benefits from modern door entry system with a stairwell to the second floor office space.

The office space benefits from a dedicated access which leads to reception corridor, main open plan office, meeting/break out room, kitchen and dedicated toilet accommodation.

The space has been newly refurbished (August 2018) and comprises bright and airy space that would be ideal for use as an office/studio. The specification of the space is excellent and includes the following:

- Newly refurbished traditional windows
- Redecorated throughout
- High quality new carpet tiles
- Raised access floor with floor boxes (power and data)
- New contemporary LED lighting throughout
- Modern fully fitted kitchen with integrated full height fridge
- Dedicated male and female toilet accommodation with new sanitaryware
- Plastered and painted walls and ceiling
- Gas central heating system with dedicated boiler



Areas / Accommodation

From sizes taken at the time of our inspection, and in accordance with the current RICS Code of Measuring Practice, we calculate the property to extend to a total net internal area of 80.03 sq m (861 sq ft).

Rating

The office formed part of a larger office space which has now been subdivided. The Rateable Value therefore requires to be re-assessed. Based upon the current Assessor's figures, we would expect that the Rateable Value will be in the region of £7,500.

The property will therefore be eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

Rent

Our client is seeking rental offers over £10,000pa on the basis of a full repairing and insuring lease.

Factor's Charges/Service charge

There is a common factor's charge in respect of the building, which includes management, cleaning and lighting of the common stairwell, fire alarm testing, general repairs and maintenance of the building. Further details are available via the letting agent.

VAT

VAT is payable on the rent and other outgoings.

Energy Performance

A full copy of the EPC can be made available to interested parties upon request.

Legal Costs

Each party will bear their own legal costs in the transaction. The purchaser will be responsible for the cost of any Registration Dues or LBTT.

Viewing and further information

Available by contacting the 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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