

**TO LET**

REFURBISHED OFFICE SUITE



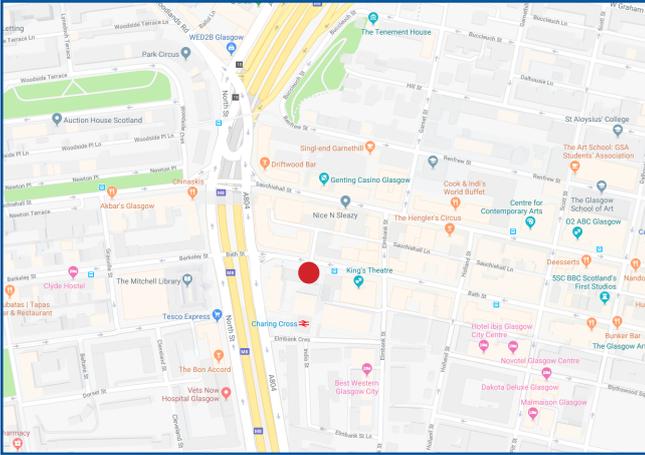
**GROUND FLOOR, VENLAW, 349 BATH STREET, GLASGOW, G2 4AA**

- Fully refurbished office suite
- Excellent location adjacent to Charing Cross / M8
- Ground floor unit, with disabled access
- Commissionaire manned reception
- 24 hour access
- 89.21 sq m (960 sq ft)
- Rent £12.50/sq ft

## Location

Venlaw is located to the south of Bath Street, adjacent to the M8 and within Glasgow City Centre. The building forms part of the Elmbank Gardens Complex, which had Charing Cross railway station, Wisdon Coffee, the Baby Grand Restaurant, Lunch Box takeaway and a Premier Inn on site.

Regular bus services operate along Bath Street and nearby Sauchiehall Street with easy access to Junctions 18 and 19 of the M8 motorway, adjacent.



## Description

The building is accessed from street level on Bath Street via a feature glazed entrance area, which leads to a commissionaire manned reception. The entire reception area and common hallway has been recently refurbished, with contemporary finishes throughout.

The suite is on the ground floor and is accessed adjacent to the main reception area.

The suite is open plan with the specification as follows:

- Fully refurbished suite
- New carpet tiles, ceiling finish, pendant LED lighting
- Newly installed tea prep facility
- Excellent natural daylight via double glazed windows
- Central heating
- Comms cabinet
- Shared male, female and accessible toilet facilities (ground floor)

## Areas / Accommodation

We calculate the property to extend to a total net internal area of 89.21 sq m (960 sq ft).

## Rating

The Rateable Value requires to be re-assessed.

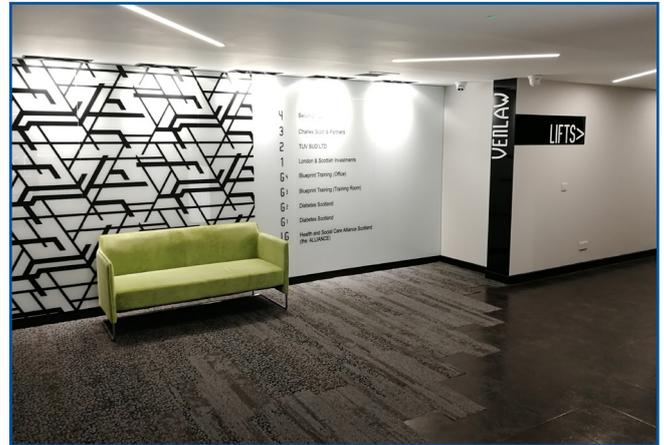
The Rateable Value will fall below the threshold for Small Business relief under the Scottish Government's Small Business Bonus Scheme, and therefore 100% relief will be available to eligible companies.

## Rent

£12.50/sq ft (excluding VAT)

## Service Charge

There is a service charge in respect of the building, which includes management, general repairs and maintenance of the building. Further details are available via the joint letting agents.



## VAT

VAT is payable on the rent and service charge.

## Energy Performance

The property has an EPC rating of C. A full copy of the certificate 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.

## Date of Entry

Immediate entry is available.

## Viewing and further information

By contacting the Joint Letting Agents:

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

T: 0141 611 9666  
F: 07006 037140

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

Cushman Wakefield  
199 St Vincent St  
Glasgow  
G2 5QD

T: 0141 248 4433

Contact: Martin Speirs

E: martin.speirs@cushwake.com



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