

FOR SALE

OFFICE SUITE



3RD FLOOR, 65 BATH STREET, GLASGOW, G2 2BX

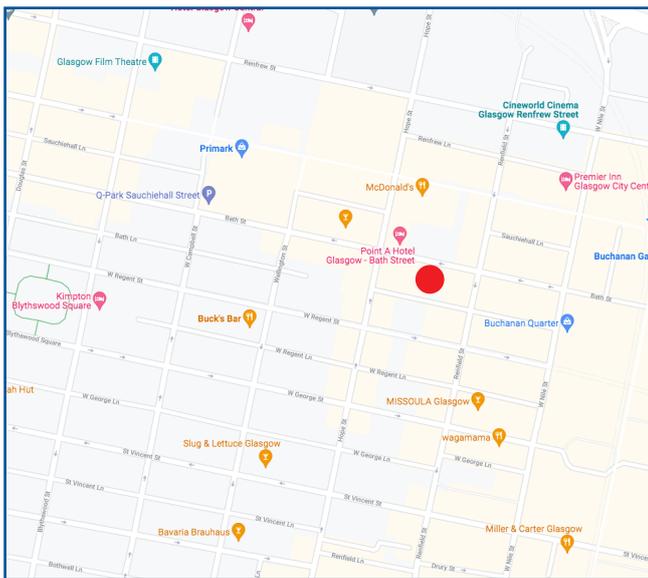
- Convenient city centre location
- Within popular office building
- Lift access to upper floors
- Excellent natural daylighting
- Central heating
- Shared toilet and tea prep facilities
- 100% rates relief
- o/o £120,000
- 109.18 sq m (1,175 sq ft)

Location

The office is located to the south of Bath Street, between Hope Street to the west and Renfield Street to the east and within Glasgow's core office area. The property is within 5 minutes' walk of Glasgow Queen Street and Glasgow Central stations and benefits from a wide range of bus routes, many of which on its doorstep. Buchanan Street subway station is also within a few minute's walk.

The property also benefits from excellent road access, with the M8 motorway easily accessible at Junctions 17, 18 and 19. There is a good level of street level metered parking outside the property and numerous multi storey carparks within a 5 minute walk.

Bath Street is formed close to both Sauchiehall Street and Buchanan Street, which form two of the three main shopping streets within the city centre and Buchanan Galleries and Buchanan Quarter shopping centres are located adjacent. There are also a wide variety of local bars, restaurants and cafes on Bath Street and the surrounding streets.



Description

The offices are formed within a 5-storey building of stone construction with a pitched and slated roof. Access to the building is via a security-controlled entranceway which leads to the lift and stairwell, with directional signage located at the entrance and upper floors.

The property comprises a traditional office suite, arranged to provide 6 interconnected rooms, which benefit from two entranceways from the common hallway, allowing flexibility in terms of usage, or the possibility of splitting the space to form two separate offices. The general specification is as detailed below:

- Vinyl and carpeted floor coverings
- Excellent natural daylighting via roof lights and timber framed windows
- Plastered and papered/painted walls
- Wall mounted power sockets
- Fluorescent lighting
- Gas central heating

The suite also benefits from shared male and female toilet facilities and a tea prep area at third floor level.



Areas

The suite extends to approximately 109.18 sq m (1,175 sq ft).

Rating

The suite is assessed under a number of Rateable Values, as detailed below:

Suite 3.1:	£3,400
Suite 3.2a:	£1,200
Suite 3.2b:	£1,100
Suite 3.2c:	£3,300

The suites benefit from 100% rates relief (to eligible companies) under the Scottish Government's Small Business Bonus Scheme.

Price

Offers over £120,000.

VAT

VAT is payable on the price quoted above.

Energy Performance

The property has an energy rating of [TBC]. 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.

Date of entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Selling Agent:

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

Contact: Eric Thomson
Tel: 0141 611 9666
Email: eric@thomsonproperty.co.uk



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