

RENT NOW  
£7.50/SQ FT



# VENLAW

1ST FLOOR  
349 BATH ST,  
GLASGOW  
G2 4AA

**TO LET**  
5,375 SQ FT  
499.35 SQ M





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 has Charing Cross railway station, a coffee shop, restaurant and Premier Inn on site.

The property benefits from excellent transport links with regular bus services operating along Bath Street / Sauchiehall Street and easy access to Junctions 18 and 19 of the M8 motorway, adjacent. Charing Cross station is immediately adjacent, with Glasgow Central and Queen Street stations within 5 minutes walk. St Georges Cross subway station is within a short walk.

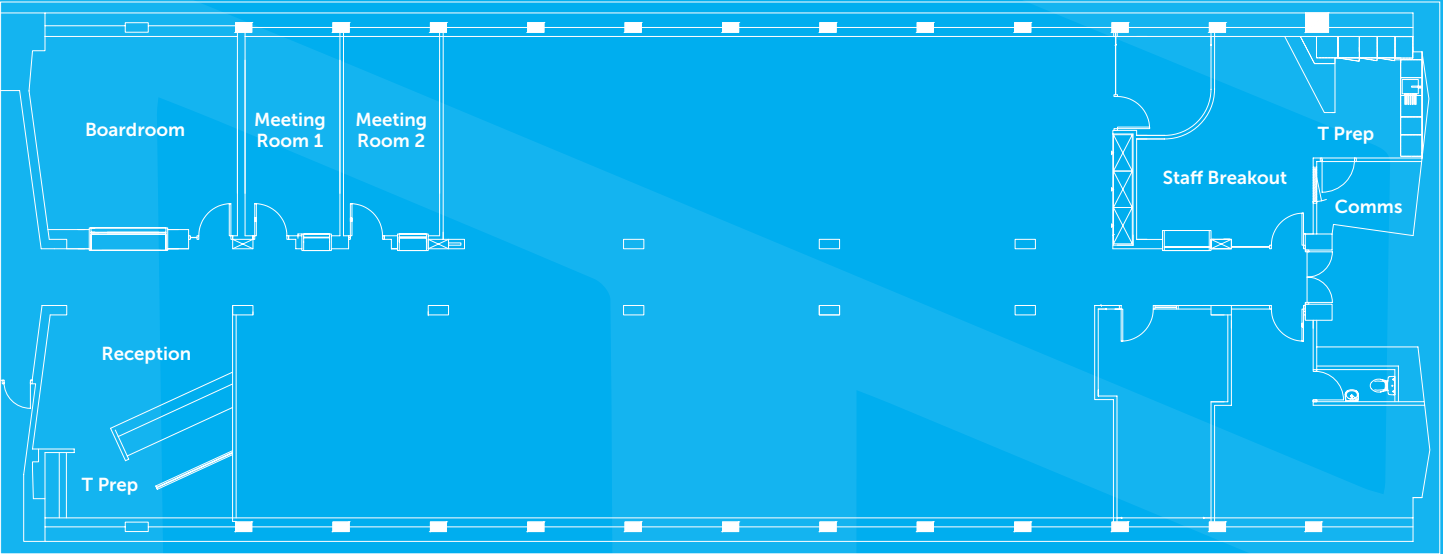


The building is 6 storeys in height and is accessed from street level on Bath Street via a feature glazed entrance area, which leads to a commissionaire manned reception. The entire reception area and common hallway has been recently refurbished, with contemporary finishes throughout.

The suite is on the first floor with access via a stairwell and modern passenger lift. The suite has been recently refurbished and benefits from the following specification:

- Full height ceiling with exposed trunking and LED lighting panels
- Carpet tiles over concrete floor
- Data and power to perimeter trunking/columns
- Perimeter gas central heating with ceiling mounted comfort cooling
- Good natural daylight via double glazed windows to north and south
- Excellent quality meeting rooms, break out areas and staff kitchen
- Demised male and female toilets
- Modern passenger lift
- DDA complaint
- EPC Rating of C





Accommodation

Floor	Size (sq m)	Size (sq ft)
1st	499	5,375

Rating

The current Rateable Value is £58,500, with rates payable approximately £5.47/sq ft.

Rent

£7.50/sq ft

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.

Value Added Tax

VAT will be charged on the rent and all other obligations associated with the property at the prevailing rate.

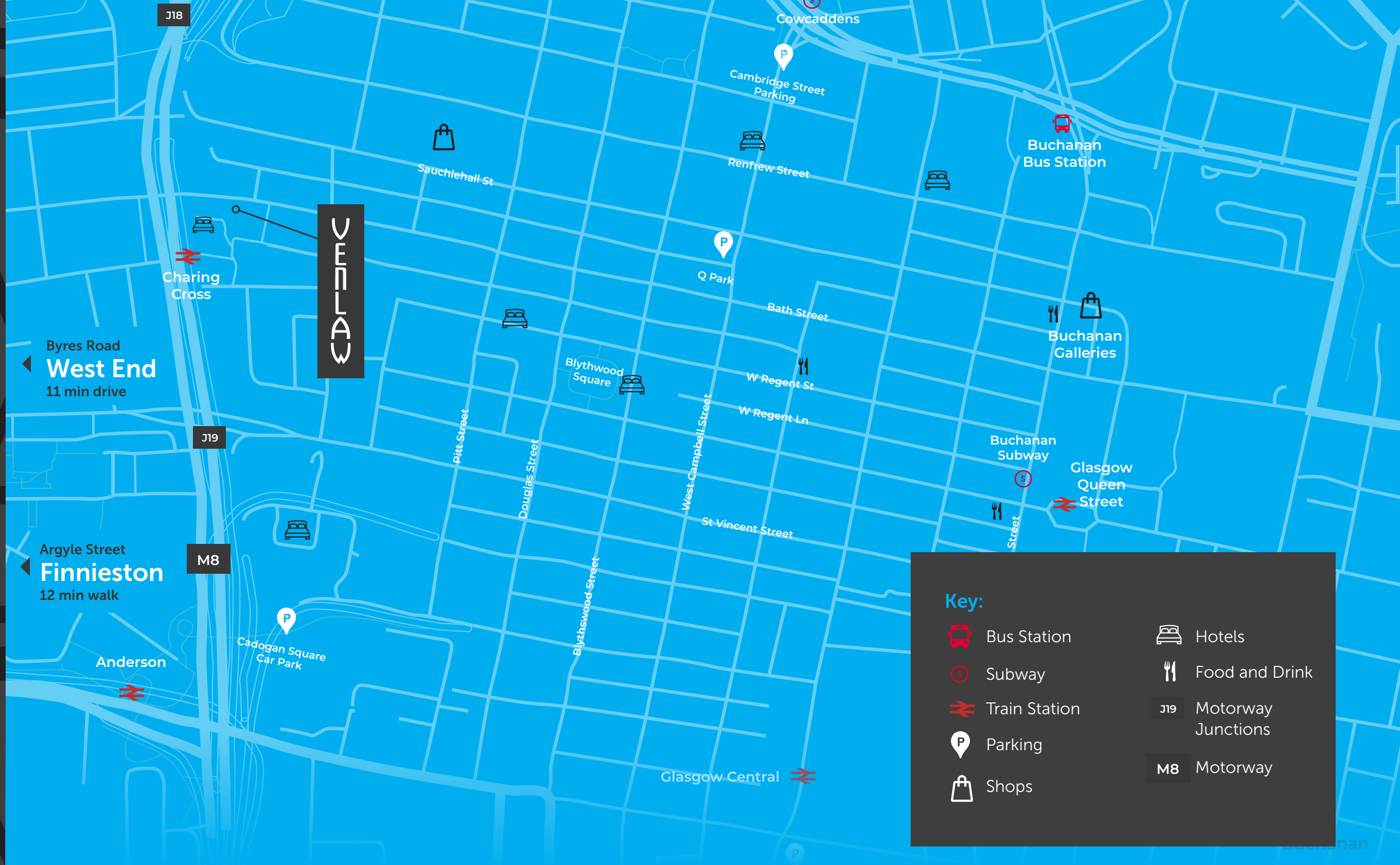
Legal Costs

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.





# VENUE



Byres Road  
West End  
11 min drive

Argyle Street  
Finnieston  
12 min walk



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**Key:**

	Bus Station		Hotels
	Subway		Food and Drink
	Train Station		Motorway Junctions
	Parking		Motorway
	Shops		

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