

FOR SALE

OFFICE SUITE ATLANTIC HOUSE

5th Floor • 45 Hope Street
Glasgow • G2 6AE

Self-contained city centre office accommodation.

Within attractive traditional and Listed red sandstone building.

Secured access from both Hope Street and Cadogan Street.

Excellent transport links.

24-hour access available to property.

Net Internal Area – 126.66 sq.m. (1,363 sq.ft.) approximately.

Offers over £125,000.



LOCATION

The property is on the west side of Hope Street, opposite Glasgow Central Station. Whilst the main entrance is off Hope Street, the building benefits from an additional access off Cadogan Street. Aside from proximity to rail services, there are numerous bus services to, and from, the city at Hope Street and nearby Union Street. Whilst on street parking is available at Cadogan Street and Wellington Street, there are also large NCP car parks close by at Oswald Street, Mitchell Street and Waterloo Street. Essentially, the property presents an attractive location for people commuting from outwith the city.

The property also benefits from its close proximity to a wide range of city centre amenities including a variety of retailers/ supermarkets, gym premises, bars and restaurants.

A plan is attached to show the approximate location of the property.

DESCRIPTION

Atlantic House is an attractive 7-storey Category A Listed building constructed of sandstone. The property has secured entrances at both Hope Street and Cadogan

Street, leading to a very well-presented entrance foyer off which there is a lift giving access to all floors.

The subjects provide a mix of a large open plan general office, together with separate private office rooms as shown on the attached indicative layout plan. The premises benefit from excellent natural daylighting, there is gas central heating, separate male, and female toilet facilities and 24-hour access is available to the property.

FLOOR AREA

The subjects have a Net Internal Floor Area of approximately 126.66 sq.m. (1,363 sq.ft.).

RATES

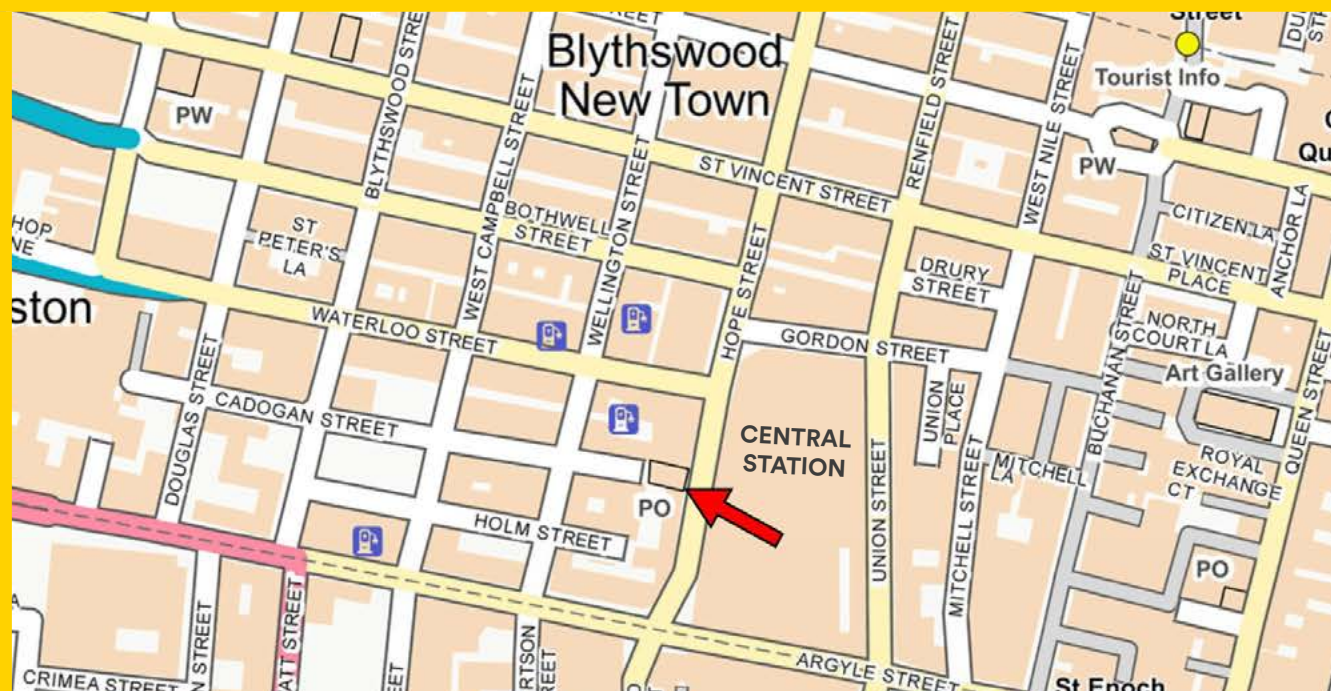
The premises have a Rateable Value of £18,900 and an ingoing occupier has the right to appeal this assessment.

SALE TERMS

Offers over £125,000 are invited for the purchase of our client's heritable interest.

VAT

All prices quoted are exclusive of VAT, where applicable.





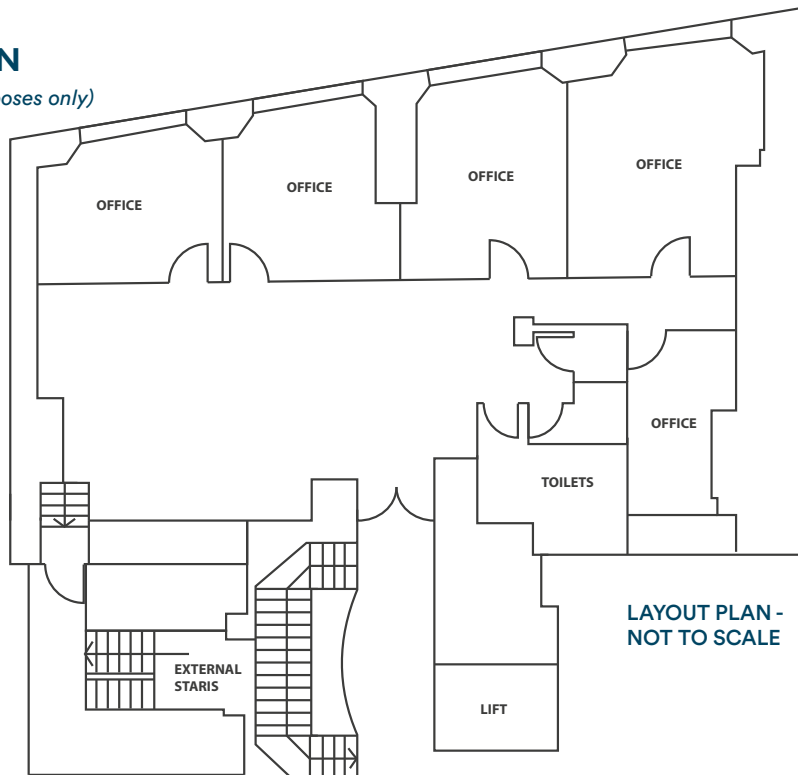
PRIVATE OFFICE



RECEPTION FOYER

FLOOR PLAN

(for indicative purposes only)



EPC

A copy of the Energy Performance Certificate is available upon request.

The EPC rating is D.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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