

# TO LET - CUPRUM

Ground Floor Office Suite - 826 sq ft  
480 Argyle Street, Glasgow, G2 8NH

- Fully fitted office suite, ready to occupy
- 8 desks, plus breakout area
- 8 person meeting room
- Concierge entrance
- Newly refurbished reception and cycle / changing facilities
- Platinum ActiveScore
- EPC A



## PROPERTY DESCRIPTION

Cuprum is an eight-storey high quality office building located on Argyle Street, Glasgow. The available suite occupies a prominent ground floor position, accessed immediately from the building reception. The suite is ideal for any occupier seeking a flexible, ready to occupy office.

## PROPERTY SPECIFICATION

- Manned reception desk
- Recessed modern lighting
- Full height glazing
- 1x meeting room (8 people)
- 8 desks / chairs (furniture included)
- Additional desks available upon request
- 1x kitchen / tea prep
- Breakout space and furniture
- High quality WC's and showers
- Secure car parking and cycle racks
- EPC A
- High speed entry gates at reception

## PROPERTY LOCATION

Cuprum is situated on Argyle Street within the heart of the IFSD, in close proximity to Junction 19 of the M8 Motorway network and a number of public transport links and local amenities, including Glasgow Central Station which is within short walking distance.

## TERMS

Terms are available on the basis of a new FRI lease.  
Short-term lease options are available.

## FLOOR AREAS

Floor	Sq ft (NIA)	Sq m (NIA)
Ground	826	76

## COSTS

The suite is available on the basis of the following costs:

Rent	£1,852 per month
Service Charge	£858 per month
Business Rates*	£620 per month
<b>Total Cost*</b>	<b>£3,130 per month</b>

*\*Excludes building insurance, utilities, dilapidations and VAT*

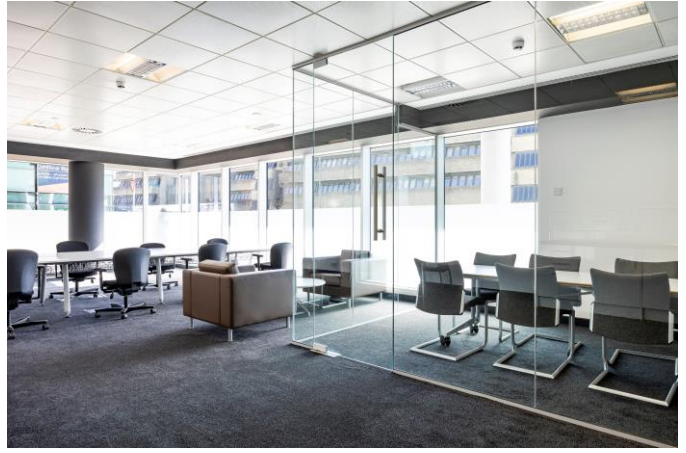
*\*Incoming occupiers may benefit from rates relief through the small business bonus scheme*

## CONTACT US

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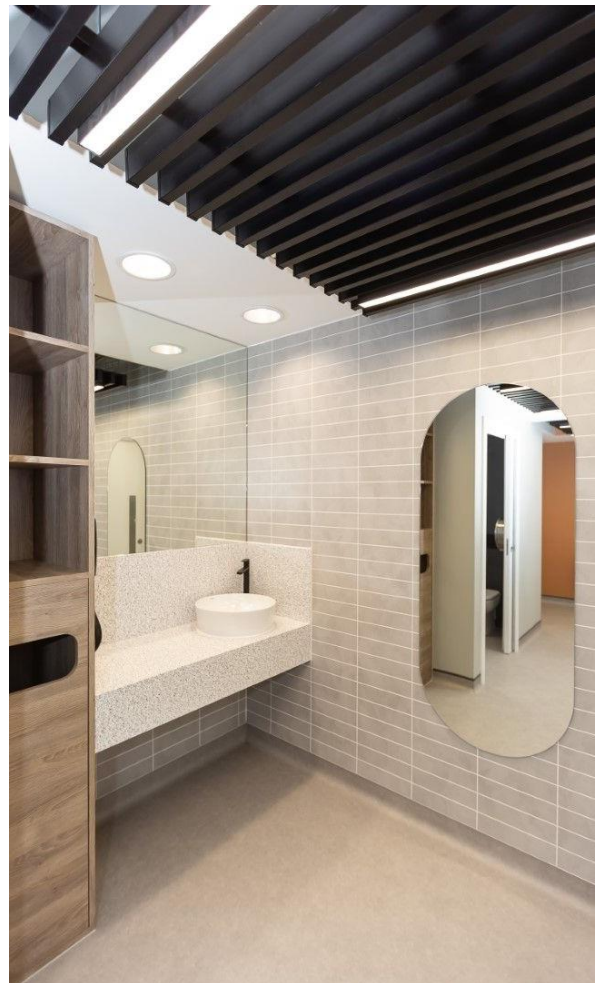
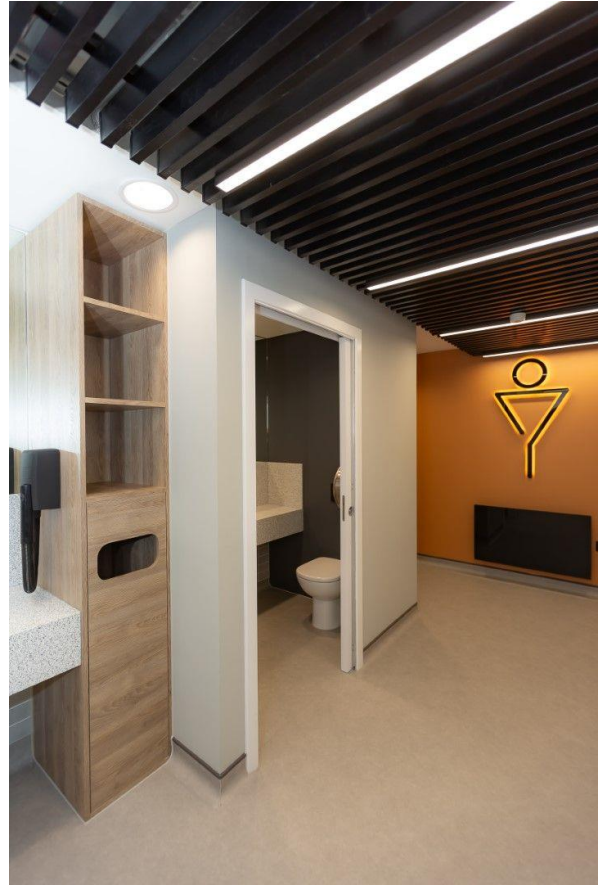
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