

Stand Alone Office Building To Let
14/18 Cadogan Street
Glasgow, G2 6QN

14/18 Cadogan Street



City Centre Office Availability

From 7,506 - 67,709 sq ft



Available as a whole or floor-by-floor



Prominent City Centre Location



Fully Accessible Building



Dedicated Car Parking

Corner Office Building To Let

14/18 Cadogan Street

Location

14/18 Cadogan is situated in a prominent position on the corner of Cadogan Street and its junction with West Campbell Street, in the heart of Glasgow's International Financial Services District. Glasgow Central train station is located within a 5-minute walk of the building, with Queen Street station 10 minutes' walk. Numerous bus routes operate on the surrounding streets and access to the M8 Motorway is a short drive from the property.

Accommodation

The property presents a rare opportunity to fully occupy a self-contained building in a prime office location with excellent profile and signage opportunities available.

Alternatively, the space is available on a floor-by-floor basis by way of a sublease

Floor	Sq Ft
8 th Floor	86 (storage)
7 th Floor	6,586
6 th floor	7,642
5 th Floor	8,534
4 th floor	9,084
3 rd floor	9,591
2 nd Floor	9,526
1 st Floor	8,531
Grd Floor	7,506
Reception	620
Total	67,709

Description

- Suspended ceilings with recessed LED lighting
- Air-conditioning
- Raised access flooring
- Male & female WC facilities on each floor
- 2 x 13 person passenger lifts
- Secure basement car park providing 22 spaces
- Storage accommodation



Eight-storey Office Building to Let

14/18 Cadogan Street



EPC

The property has a current EPC rating of 'B'.

Business Rates

The property is currently assessed in the Valuation Roll as a single entry with a rateable value of £840,000. Should the premises be let on a floor by floor basis then the subject suites will require to be reassessed for rates on occupation. Interested parties should make their own enquiries with the relevant Local Authority.

Service Charge

For single occupancy there would be the ability to self-manage the property. If being let on a floor by floor basis then a service charge regime will be implemented with tenants responsible for the appropriate share of the service charge applicable to the subject suite(s).

VAT

All rents, service charges etc. are quoted exclusive of VAT which is payable at the prevailing rate.

Legal Costs

Each party shall be responsible for their own legal costs incurred as a result of any transaction with the ingoing tenant responsible for any LBTT and registration dues.

To find out more, or to arrange a viewing please get in touch:

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