

Location

58 West Regent Street occupies a prominent position within Glasgow's Central Business District, benefitting from excellent public transport connections with Glasgow Central and Queen Street railway stations within a 10-minute walk. Additionally, Buchanan Bus Station is within a 15-minute walk.

The offices benefits from close proximity to a host of city centre amenities located in the surrounding area with Buchanan Street, Glasgow's prime retail thoroughfare and a number of bars, cafes and restaurants within walking distance.

Description

The premises comprise of the 3rd floor of a modern blonde sandtone office building and benefits from an open plan layout. The suite benefits from existing tenant fit out including kitchen/tea prep, meeting room facilities and male and female toilets.

The offices benefit from the following specification:

- Open plan layout
- Two meeting rooms/private offices
- Raised access floor
- Suspended metal ceiling with recessed lighting
- Kitchen area
- Comfort cooling
- Male & female toilets
- Building shower facility
- Lift servicing all floors
- Secure door entry system

Accommodation

The suite has been measured to give the following Net Internal Area:

Floor	Sq ft	Sq m
Third	2,875	267



Terms

Available on new Full Repairing and Insuring Terms to be agreed.

Business rates

We understand that the property is assessed as follows:

Rateable value: £36,750

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

Service charge

A service charge will be applicable to the suite.

EPC

The Energy Performance Asset Rating is X. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

Highlights



Net Internal Area
2,875 sq ft



Existing Fit Out



Central Glasgow Location



Strong Transport Connections



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