

To Let

Attractive Serviced Offices

Studios from 435 - 1,800 sq.ft

St Georges Studios • 93-97 St Georges Road • Glasgow • G3 6JA



DM HALL

- Adjacent to Junctions 17 & 18 of the M8 motorway.
- Charing Cross Station and St Georges Cross Underground within short walking distance.
- Flexible lease terms available for minimum of 12 months.
- Outwith Low Emission Zone.
- Secure private parking available.
- Within walking distance of city centre retail, restaurant and leisure amenities.
- Majority of suites qualify for 100% rates relief.
- All inclusive rent and service charge - £16 per square foot



Video available

[CLICK HERE TO VIEW](#)

Property Details

LOCATION

Situated on the cusp of the city centre, and outwith the Low Emission Zone. St Georges Road is virtually adjacent to Junction 17 & 18 of the M8 motorway.

The property has exceptional communication links with St Georges Cross underground station a short walk to the north and Charing Cross railway station in close proximity to the south. In addition there are convenient bus services, to and from the city, which run along St Georges Road and nearby Woodlands Road and Sauchiehall Street.

The property is within convenient walking distance of Glasgow City Centres retail, restaurant/bar and leisure amenities.

DESCRIPTION

St Georges Studios is a striking four storey and basement building providing approximately 25,000 sq.ft. of office space made up of 19 studios/suites on first and second floors with larger self-contained office space at third floor and basement levels. Current occupiers include IWC Media, EKOS Limited, Bodyfit Studio, Kevin Murray Associates and Satu Satu Malaysian Chinese Café.

The available studios which are at first and second floors range from 435 to 1,800 sq.ft. approximately, with some incorporating a small mezzanine section which creates an attractive and purposeful dual floor effect with storage below.

A copy of the full availability schedule is available upon request.

A wide range of space requirements can be fulfilled through a combination of suites, where available.

In addition to providing a stylish, friendly and creative alternative to conventional office space the building provides:-

- A tenanted café/restaurant at ground floor and a gym at first floor.
- Secured and garaged private car parking.
- Manned reception facilities.
- 6 and 12 person meeting rooms at 1st and 2nd floors.
- 8 person passenger lift to upper floors.



Property Details

LEASE TERMS

Studios are available on Internal Repairing and Insuring lease terms, for a period to be agreed, but subject to a one year minimum.

Tenancies will be formalised through a standard Lease/Licence Agreement, a copy of which can be provided to genuinely interested parties upon request.

RENT

An all inclusive charge of £16 per square foot is applicable for rent and service charges which cover common maintenance, cleaning, heating and reception services. There are manned reception facilities operating 7 days a week. A more comprehensive breakdown of services is available on request. Each suite is separately metered for electricity and tenants will be responsible for their own consumption costs.

RATES

Rateable Values are shown on the availability schedule with the majority of the suites within the building qualifying for 100% rates relief, subject to applicant status.

ENERGY PERFORMANCE

A copy of the EPC can be provided upon request.

VAT

VAT will be chargeable on rents.

LEGAL COSTS

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



Bodyfit Training Studio



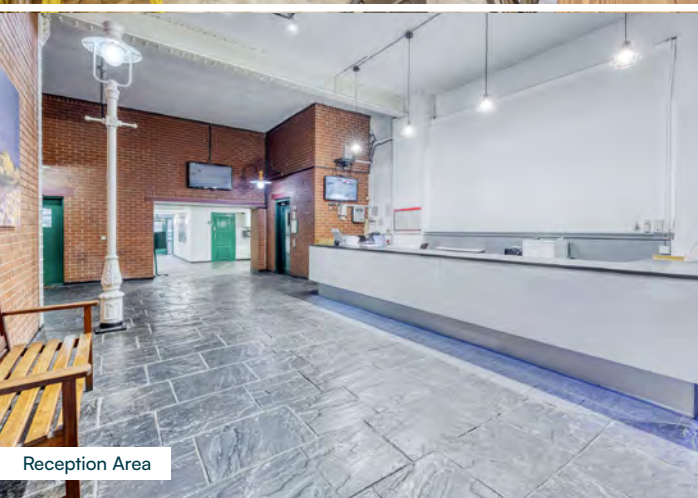
IWC Media



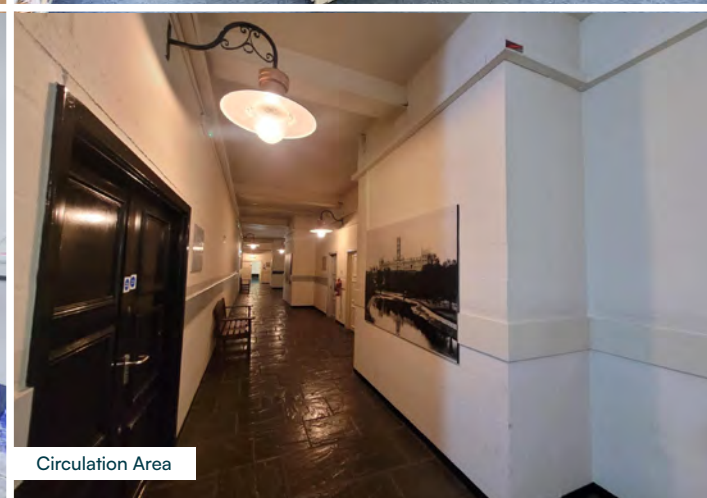
Satu Satu Café



EKOS LTD



Reception Area



Circulation Area

Property Details

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with the joint letting agents:-

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PROPERTY REF: WSA2528

DATE OF PUBLICATION: JULY 2024



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Studio 13



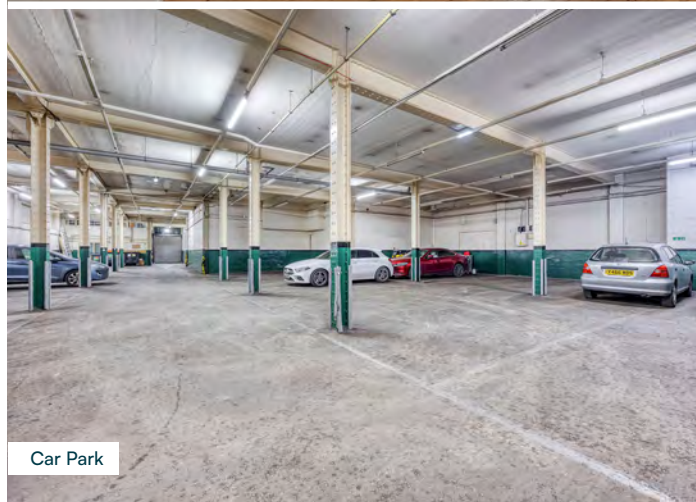
Studio 2



Studio 4



Studio 10



Car Park



Meeting Room