



## **Portland House, 1/1 Portland House, 17 Renfield Street, Glasgow, G2 5AH**

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To Let - Refurbished Office Suite in Glasgow City centre

- First floor suite - under refurbishment
- Exposed ceiling and services
- New LED lighting
- Disabled access
- Raised access flooring
- New air-conditioning
- Male and female WCs

## Summary

Available Size	2,806 sq ft
Rent	£18.50 per sq ft
Rates Payable	£6.88 per sq ft
Rateable Value	£38,750
Service Charge	£7.24 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

The subjects comprise the first floor office suite within Portland House, 17 Renfield Street in the heart of Glasgow City Centre. Accessed via a manned reception and x2 brand new passenger lifts serving all floors. The first floor is currently under refurbishment and upon completion will provide modern open plan accommodation with an exposed ceiling and services, brand new air-conditioning, raised access flooring and new LED light fittings. The suite is split level and benefits from dedicated male and female WCs.

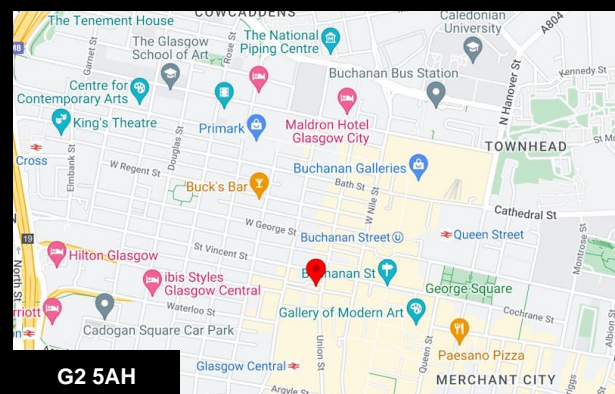
## Location

Located in the heart of Glasgow City Centre, 17 Renfield Street is located within 1 minutes' walk of Glasgow Central Station and 10 minutes' from Glasgow Queen Street. Key bus routes operate immediately outside the property on Renfield Street and Union Street and the subway is within short walking distance at both Buchanan Street and St. Enoch Square. An abundance of amenities are located on the doorstep with various bars, restaurants and coffee shops situated in close proximity.

## Accommodation

The accommodation comprises the following:

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st - Offices	2,806	260.69	£18.50 /sq ft	£6.88	£7.24	Available
<b>Total</b>	<b>2,806</b>	<b>260.69</b>		<b>£6.88</b>	<b>£7.24</b>	



## Viewing & Further Information



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