



GLASGOW

UNIT E1, LOVE LOAN, G1 2BS
TO LET
NEW 1,460 SQ FT UNIT

www.savills.co.uk

5th Floor CADWorks
41 West Campbell Street
Glasgow
G2 6SE
0141 248 7342





KEY POINTS

- Love Loan is Glasgow's newest city centre mixed-use district.
- Glasgow is Scotland's largest city, with a population of approx 660,000 people and an estimated total catchment of approx 2 million people.
- The city is one of the UK's premier shopping / food and beverage destinations.
- Adjacent to the new 245 bed AC Marriott Hotel and 275 bed Martha Street Apartments (student accommodation).
- Other occupiers located nearby include The Flight Club, the Alchemist and Hazel Bar & Restaurant.

ACCOMMODATION

Unit E1 has recently been completed and benefits from dual aspect to both Love Loan and North Frederick Street. The property has the following approximate gross internal areas:

Ground Floor: 1,100 sq ft 102.2 sq m
First Floor (remote access): 362 sq ft 33.6 sq m

In addition, there is a terrace of 630 sq ft / 58.6 sq m at the same level as the first floor storage area.

TERMS

The property is available on a new full repairing and insuring lease on a term to be agreed.

RENT

£65,000 per annum exclusive.

BUSINESS RATES

The property will require to be assessed for ratings purposes.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

CONTACT DETAILS

For further information or to arrange a viewing, please contact Savills:

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TO LET

BUCHANAN STREET

Glasgow Queen Street
ScotRail

THE ALCHEMIST

FLIGHT CLUB
SOCIAL & PARTY

St. Martha's Apartments

AC HOTELS
MARRIOTT

STRATHCLYDE UNIVERSITY

INGRAM STREET

GEORGE SQUARE

STICKS N SUSHI

BRASSerie & BAR
BROWNS
ESTABLISHED 1975

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