

134- 138

West Regent St Glasgow G2 2RQ

Modern 1st Floor Front Full Fitted Open Plan Office Suite

932 sq ft (86.59 sq m)



Description

The suite has excellent natural daylight and is accessed via a secure door entry system. A central stairwell and passenger lift provide access to upper floors.

The suites will provide the following specification:

- Fully furnished including 13 desks
- Suspended ceiling system
- Recessed LED lighting
- Perimeter trunking
- IT Fibre installed
- Dedicated kitchen
- Access to male, female and accessible toilets



Location



Close to Buchanan Street, Glasgow's main retailing thoroughfare



5 minutes' walk from both Glasgow Central and Queen Street stations



Prime city centre business address



Wide range of bars, restaurants and cafés within the vicinity



3 minutes' walk from Q-Park, Sauchiehall Street



networkEasy access to M8 and motorway



Plug & Play immediate occupation – including 13 desks



Excellent city centre location



The rateable value is £10,900 so 100% rates relief may apply



Open plan floor



Parking available



Fully Furnished



Kitchen area

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Accommodation

The approximate net internal floor areas are as follows:

FLOOR	SQ FT	SQ M
1st Floor (Front)	932	86.59

One dedicated car parking space is available with the accommodation.

Terms and Rent

The suites are available to lease by way of a new Full Repairing and Insuring lease for a term to be agreed. Rent on application. The tenant pays an additional building service charge.

Legal Costs

Each party will be responsible for their own legal costs incurred with an incoming tenant being responsible for any Land and Building Transaction Tax, recording dues and VAT as applicable.

EPC

The suite has a rating of Band B.

No VAT Payable

We are advised by our client that no VAT is applicable to the rent or other charges in respect of this property.

Viewing and Further Information



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