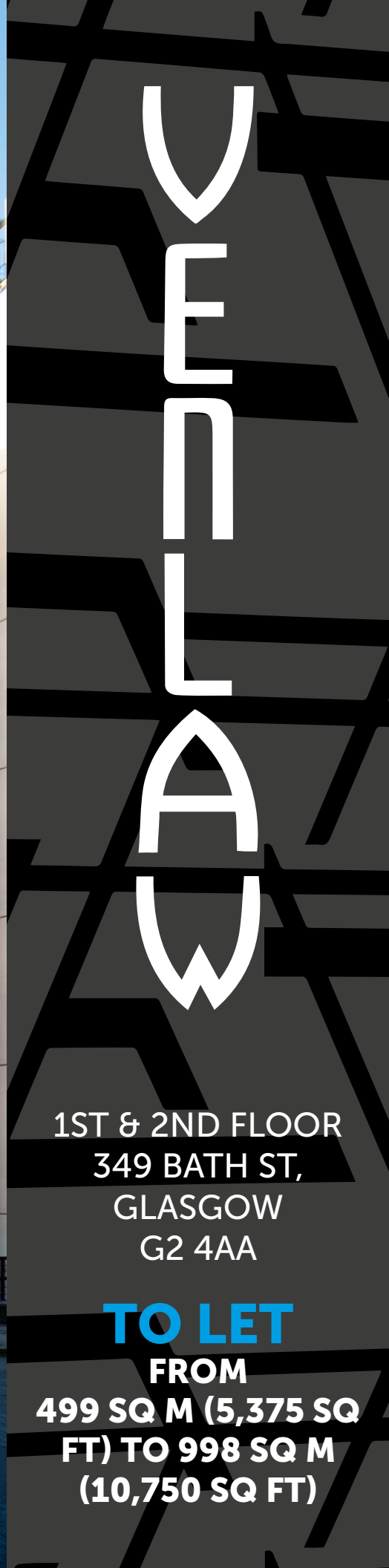


**RENT NOW  
£7.50/SQ FT**



**1ST & 2ND FLOOR  
349 BATH ST,  
GLASGOW  
G2 4AA**

**TO LET  
FROM  
499 SQ M (5,375 SQ  
FT) TO 998 SQ M  
(10,750 SQ FT)**





Venlaw is located to the south of Bath Street, adjacent to the M8 and within Glasgow City Centre. The building forms part of the Elmbank Gardens Complex, which has Charing Cross railway station, a coffee shop, restaurant and Premier Inn on site.

The property benefits from excellent transport links with regular bus services operating along Bath Street / Sauchiehall Street and easy access to Junctions 18 and 19 of the M8 motorway, adjacent. Charing Cross station is immediately adjacent, with Glasgow Central and Queen Street stations within 5 minutes walk. St Georges Cross subway station is within a short walk.

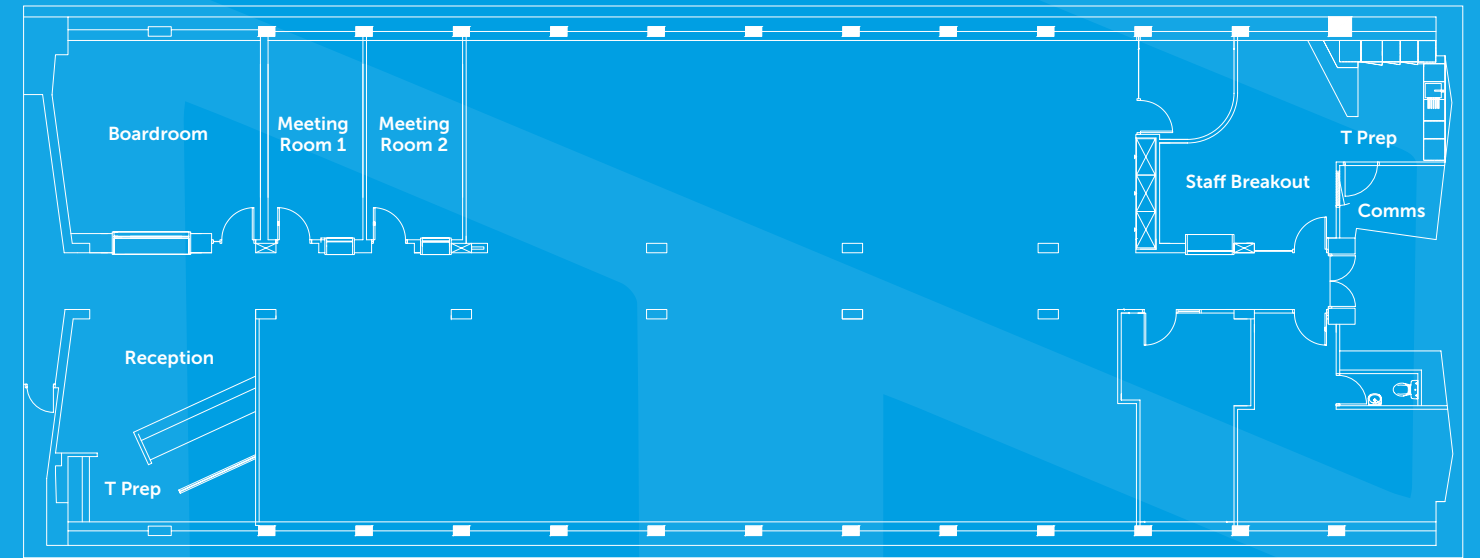


The building is 6 storeys in height and is accessed from street level on Bath Street via a feature glazed entrance area, which leads to a commissionaire manned reception. The entire reception area and common hallway has been recently refurbished, with contemporary finishes throughout.

The suites are located on the first and second floors. The specification is as detailed below:

- Full height ceiling with exposed trunking and LED lighting panels
- Carpet tiles over concrete floor
- Data and power to perimeter trunking/columns
- Perimeter gas central heating with ceiling mounted comfort cooling
- Good natural daylight via double glazed windows to north and south
- Excellent quality meeting rooms, break out areas and staff kitchen
- Demised male and female toilets
- Modern passenger lift
- DDA complaint
- EPC Rating of C





**Accommodation**

Floor	Size (sq m)	Size (sq ft)
1st	499	5,375
2nd	499	5,375
Total	998	10,750

**Rating**

The current Rateable Value of each floor is £58,500, with rates payable approximately £5.47/sq ft.

**Rent**

£7.50/sq ft

**Service charge**

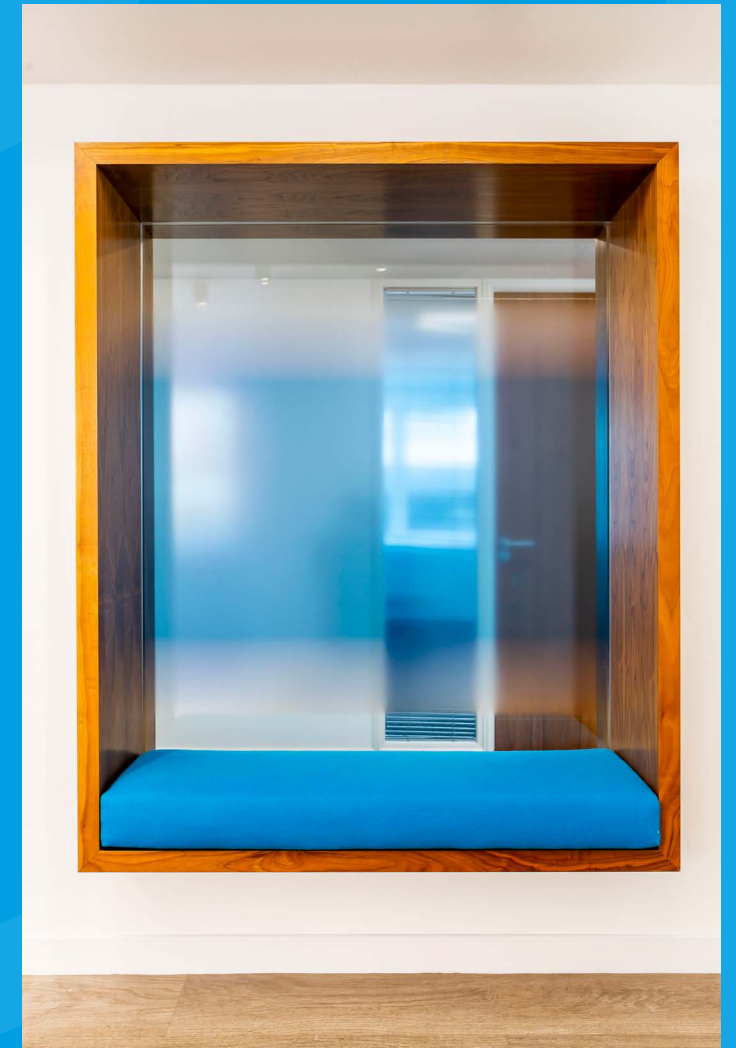
There is a service charge in respect of the building, which includes management, general repairs and maintenance of the building. Further details are available via the joint letting agents.

**Value Added Tax**

VAT will be charged on the rent and all other obligations associated with the property at the prevailing rate.

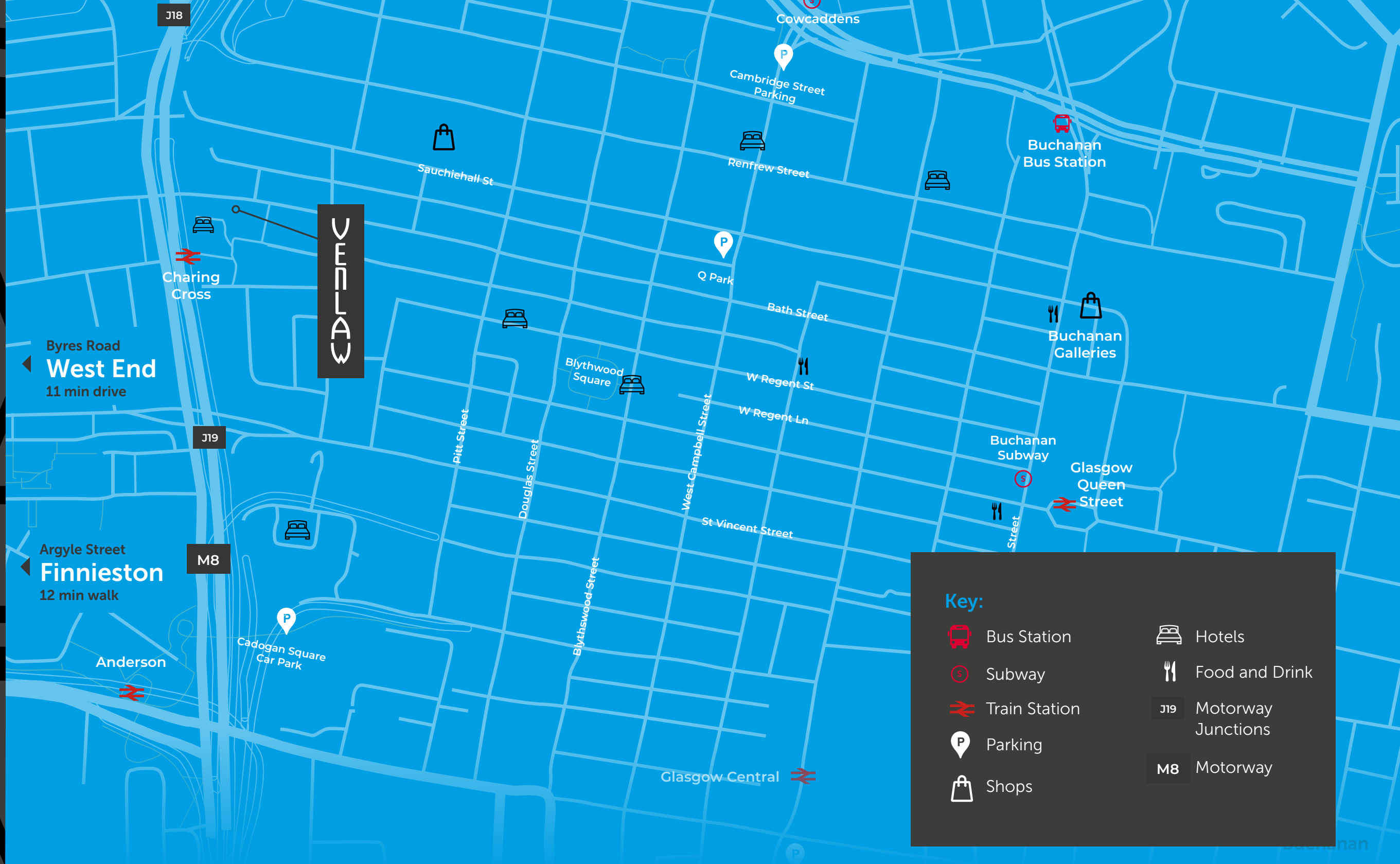
**Legal Costs**

Each party will bear their own legal costs in the transaction. The purchaser will be responsible for the cost of any Registration Dues or LBTT.





# VERDELLA



Viewing and further information - Available by contacting the Letting Agent:



**Eric Thomson**  
0141 611 9666  
eric@thomsonproperty.co.uk

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