

TO LET**GROUND FLOOR OFFICE SUITE****UNIT 7, 95 MORRISON STREET, GLASGOW, G5 8BE**

- Popular location, close to City Centre and adjacent to M8, M74 and M77
- Comprises open plan space incorporating kitchen, store and dedicated toilet
- Building fully DDA accessible
- Excellent natural daylight
- High speed fibre broadband connection
- Outwith LEZ area
- Courtyard setting
- Two dedicated clear parking spaces (included in rent)
- 100% rates relief
- 80.27 sq m (864 sq ft)
- Rent £9,500pa

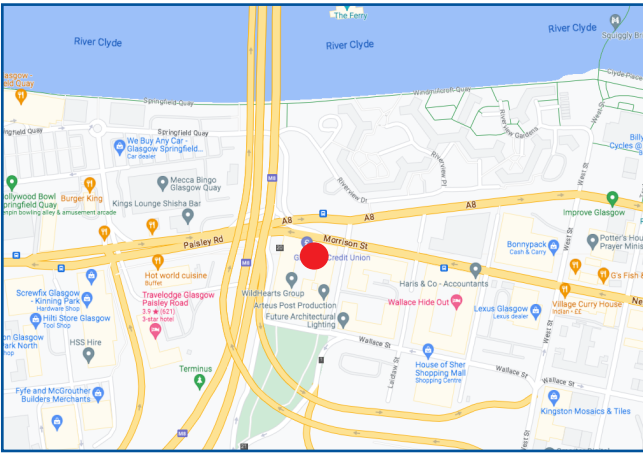
Location

The property is located within the Morrison Street complex, which comprises the former Scottish Co-operative building which is formed south of Morrison Street, a short distance south of the River Clyde and immediately adjacent to the Kingston Bridge.

The property is well connected in terms of public transport, with Glasgow Central Station located close-by and a number of bus services passing along adjacent streets. Bridge Street and Shields Road subway stations are both located close-by. Access by cycle is excellent and the property is located close to the South-west City Way and various cycle routes serving the city and beyond.

The M74 (J1), M8 (J21) and M77 (J1) are located immediately adjacent and are easily accessed from the property, within 1-2 minutes drive.

Local amenities are excellent, with a wide range of shopping, coffee shops and restaurants located within Tradeston and Glasgow City Centre.



Description

95 Morrison Street was originally known as Co-operative House and was opened in 1897 as the headquarters of the Scottish Co-operative Wholesale Society. The complex was converted to form residential apartments on the upper floors, with commercial office spaces on the ground floor of the building, the latter of which are designed around a shared central courtyard.

The building is accessed via a secure door system which provides fully accessible common areas via a ramped corridor which leads to the common courtyard, which leads to direct access to the office suite, which is again fully DDA compliant.

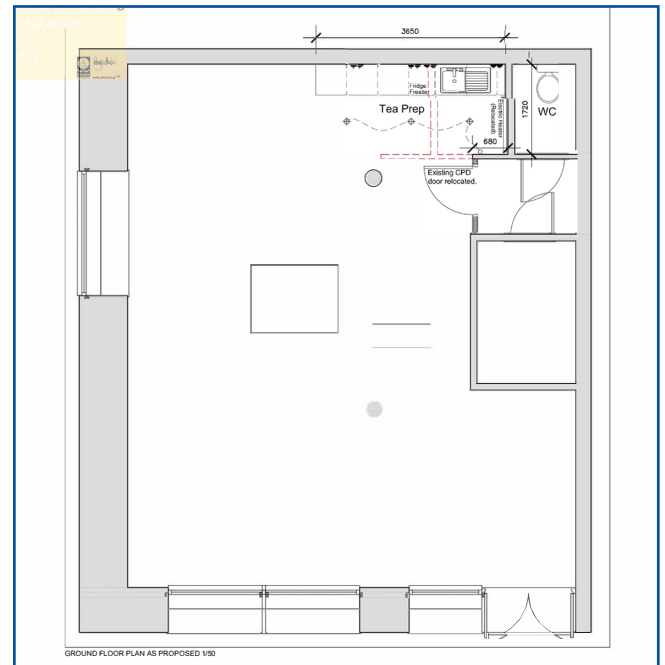
The office suite has been designed to a modern standard, with concrete floor overlaid in laminate, and painted plasterboard walls and ceiling. Power is via wall mounted sockets throughout. The unit benefits from excellent natural daylighting, enhanced by modern pendent fluorescent fittings. The unit benefits from a fully fitted kitchen area with modern wall and floor mounted units and a stainless steel sink and drainer, and there is a toilet with modern WC and WHB fitted. The office benefits from a high-speed fibre connection.

The space can be provided fully furnished if required.

Parking

The office includes provision for two dedicated parking spaces which are located adjacent to the building and easily accessed from Morrison Street.

In addition, there is secure cycle storage formed within the 95 Morrison Street complex.



Accommodation/areas

From sizes taken at the time of our inspection, we calculate the property to extend to a net internal area of 80.27 sq m (864 sq ft).

Rating

The current Rateable Value is £8,600.

The property benefits from 100% rates relief (to eligible companies) under the Scottish Government's Small Business Bonus Scheme.

Rent

£9,500pa

Service charge

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

VAT

There is no VAT payable on the rent.

Energy Performance

The property has an EPC rating of G. A full copy of the certificate can be made available to interested parties upon request.

Legal costs

Each party will bear their own legal costs in the transaction.

Date of entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Letting Agent:

Thomson Property Consultants
180 West Regent Street
Glasgow
G2 4RW

Contact: Eric Thomson
Tel: 0141 611 9666
Email: eric@thomsonproperty.co.uk



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