

TO LET

SMALL BUSINESS SUITES



**REGENT BUSINESS SPACES, 180 WEST REGENT STREET,
GLASGOW, G2 4RW**

- Attractive, cost effective business space
- City Centre location
- Newly refurbished
- All-inclusive packages including WiFi
- Shared kitchen, male and female toilets
- Offices from 11.5 sq m (124 sq ft) to 30.6 sq m (330 sq ft)
- Rental rates from £200pcm / £2,400pa

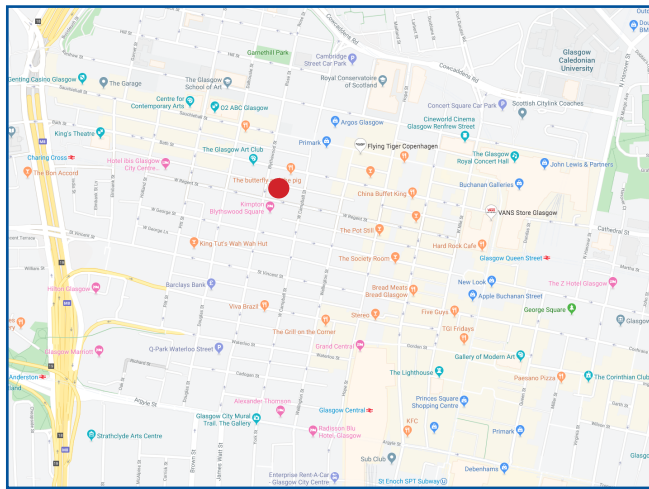
Location

Regent Business Spaces is located to the north of West Regent Street, adjacent to Blythwood Square and within the heart of Glasgow City Centre. West Regent Street is a main arterial route passing through the City Centre and is within the core office area.

The property is well located in terms of local services, shopping, cafes, hotels, bars and coffee shops, all of which are within a few minute's walk.

There are excellent public transport connections close at hand, with Glasgow Central and Queen Street stations being within 5 minutes' walk, and an abundance of bus services passing along West Regent Street, Bath Street and Sauchiehall Street. Cowcaddens subway station is also within 5 minutes' walk.

Ample on street parking is available on West Regent Street and Blythwood Square, and there are a number of multi storey car parks close at hand including Q Park (Bath Street), Double Tree Hotel (Cambridge Street) and Glasgow City Carparks (Cambridge Street).



Description

The offices are located at second floor level and are accessed from ground level via a secure keypad controlled door with door entry buttons.

The space is designed to form a total of 6 offices of various sizes, as well as shared breakout, toilet and kitchen facilities.

Each office is newly decorated and benefits from locking door and is accessed from a common hallway.

The specification of each room is as follows:

- Laminate/carpet tiled floors
- Full height ceiling
- Freshly decorated walls
- Ample power points
- Modern light fittings
- Door entry handset
- Electric wall mounted heater
- WiFi
- Excellent natural daylight via large windows

There is a shared entrance hall area as well as kitchen with sink, supplied with kettle, toaster and microwave. Modern male and female toilet facilities are provided.



Areas / Rental Packages

Office 1: Front facing, 4 person office 237 sq ft
£350pcm / £4,200pa **NOW LET**

Office 2: Front facing, 1-2 person office 130 sq ft
£200pcm / £2,400pa **NOW LET**

Office 3: Front facing, 1-2 person office 126 sq ft
£200pcm / £2,400pa

Office 4: Front facing, 1-2 person office 124 sq ft
£200pcm / £2,400pa

Office 5: Front facing, 1-2 person office 124 sq ft
£200pcm / £2,400pa

Office 6: Rear facing, 4-6 person office 330 sq ft
£450pcm / £5,400pa

Rent is inclusive of VAT, rates, service charge, electricity, heating, WiFi and use of the shared facilities.

Rating

Rates are included in the overall package.

VAT

There is no VAT payable on the rental charges above.

Energy Performance

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

Legal Costs

Standard lease/licence agreements are used to formalise the tenancy, dispensing with the usual solicitor's costs.

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

Tel: 0141 611 9666

Contact: Eric Thomson

Email: eric@thomsonproperty.co.uk



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