

TO LET REFURBISHED MODERN OPEN PLAN OFFICE WITH PARKING



CHALLENGE HOUSE 29 CANAL STREET GLASGOW G4 0AD

- SECOND FLOOR SUITE - 1,962 SQ FT
- REFURBISHED BUILDING WITH NEW DOUBLE GLAZED WINDOWS
- HIGH PROFILE ACCESSIBLE LOCATION
- ON SITE CAR PARKING

Cargill

PROPERTY CONSULTANTS
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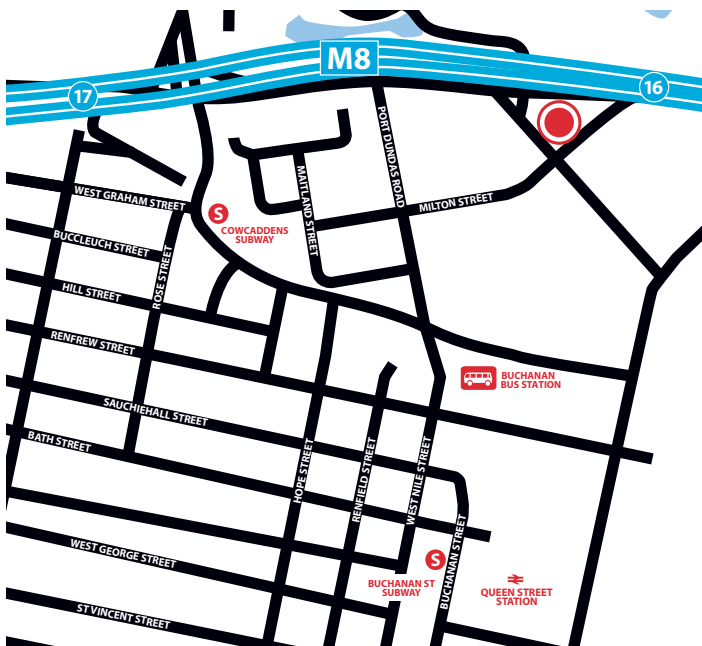
CHALLENGE HOUSE, 29 CANAL STREET GLASGOW G4 0AD

LOCATION

The subjects are prominently located at Junction 16 of the M8 motorway on Canal Street immediately to the north of the city centre.

This is a highly accessible location with Cowcaddens Subway, Queen Street Railway Station & Buchanan Street Bus Station within 10 minutes' walk.

A popular office location with adjoining occupiers including GAO, Kura and Hardie Caldwell Accountants.



DESCRIPTION

The building has been recently upgraded with new double glazed aluminum windows providing excellent natural daylighting in a striking modern building.

Common secure door access to stairwell with modern 8 person lift. Refurbished suite with open plan office, meeting room and kitchen. Toilets on each floor.

SPECIFICATION

- Refurbished suite
- Car parking
- Fibre installed to the building
- Kitchen
- Excellent natural daylight
- New carpet tiles

ACCOMMODATION

Second Floor - 1,962 sq ft (1,823 sq m) approximately.

CAR PARKING

Secure private car park to the front of the building.

TERMS

The suites are offered on a new full repairing and insuring leases for a term to be agreed.

RENTAL

Quoting rental £30,000 per annum.

The rent is payable quarterly in advance exclusive of VAT.



RATEABLE VALUE

The suite is presently entered in the Valuation Roll with a Rateable Value of £17,800.

SERVICE CHARGE

A service charge for the common internal areas will be charged. More information on application.

ENERGY PERFORMANCE CERTIFICATE

The building has a current rating of D.

VAT

All prices/rentals are quoted exclusive of vat. Vat will be payable on the rental.

VIEWING AND FURTHER INFORMATION

For further information contact:



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