

FOR SALE

OFFICE SUITE ATLANTIC HOUSE

5th Floor • 45 Hope Street
Glasgow • G2 6AE

Self-contained city centre office accommodation.

Within attractive traditional and Listed red sandstone building.

Secured access from both Hope Street and Cadogan Street.

Excellent transport links.

24-hour access available to property.

Net Internal Area – 126.66 sq.m. (1,363 sq.ft.) approximately.

Offers over £125,000.



LOCATION

The property is on the west side of Hope Street, opposite Glasgow Central Station. Whilst the main entrance is off Hope Street, the building benefits from an additional access off Cadogan Street. Aside from proximity to rail services, there are numerous bus services to, and from, the city at Hope Street and nearby Union Street. Whilst on street parking is available at Cadogan Street and Wellington Street, there are also large NCP car parks close by at Oswald Street, Mitchell Street and Waterloo Street. Essentially, the property presents an attractive location for people commuting from outwith the city.

The property also benefits from its close proximity to a wide range of city centre amenities including a variety of retailers/ supermarkets, gym premises, bars and restaurants.

A plan is attached to show the approximate location of the property.

DESCRIPTION

Atlantic House is an attractive 7-storey Category A Listed building constructed of sandstone. The property has secured entrances at both Hope Street and Cadogan

Street, leading to a very well-presented entrance foyer off which there is a lift giving access to all floors.

The subjects provide a mix of a large open plan general office, together with separate private office rooms as shown on the attached indicative layout plan. The premises benefit from excellent natural daylighting, there is gas central heating, separate male, and female toilet facilities and 24-hour access is available to the property.

FLOOR AREA

The subjects have a Net Internal Floor Area of approximately 126.66 sq.m. (1,363 sq.ft.).

RATES

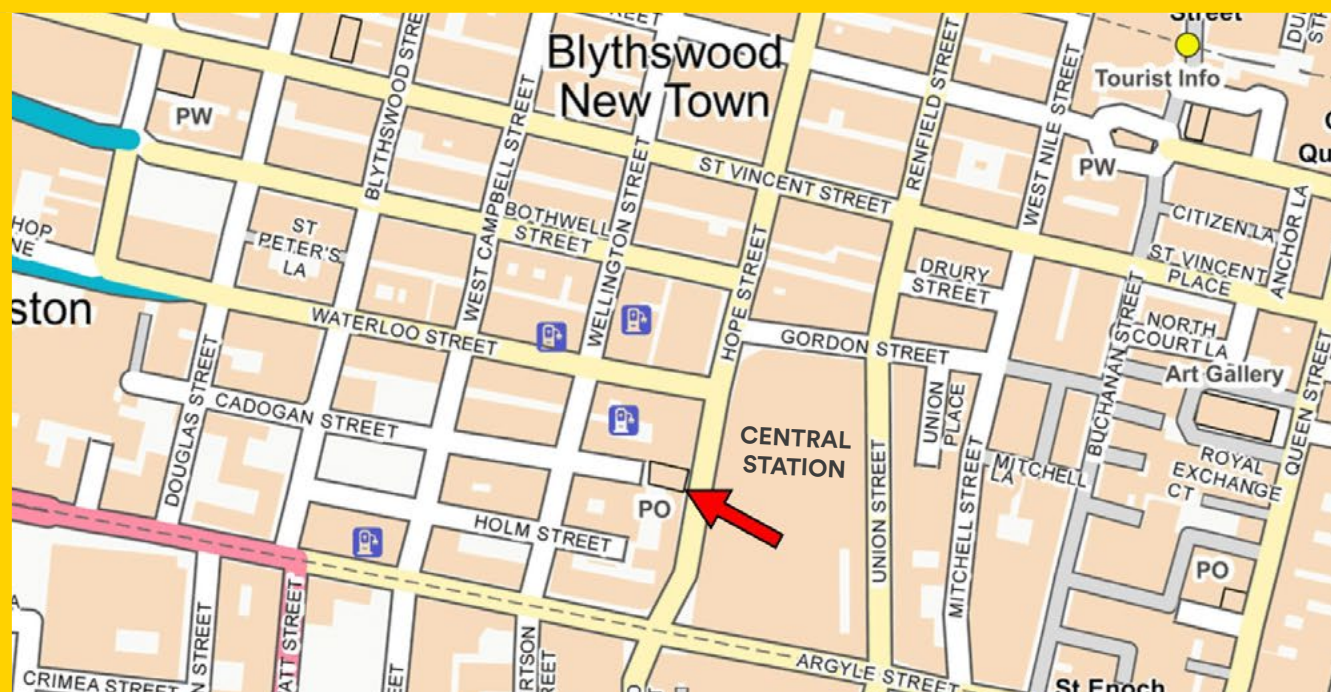
The premises have a Rateable Value of £18,900 and an ingoing occupier has the right to appeal this assessment.

SALE TERMS

Offers over £125,000 are invited for the purchase of our client's heritable interest.

VAT

All prices quoted are exclusive of VAT, where applicable.





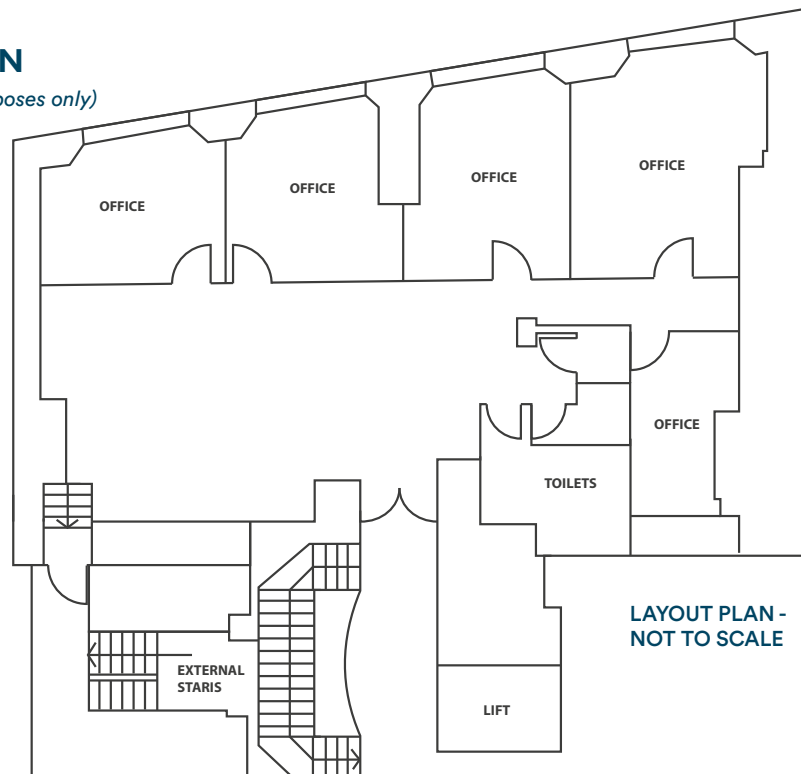
PRIVATE OFFICE



RECEPTION FOYER

FLOOR PLAN

(for indicative purposes only)



EPC

A copy of the Energy Performance Certificate is available upon request.

The EPC rating is D.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Graeme Todd

Tel: 07831 274556

e-mail: Graeme.todd@dmhall.co.uk

or

Leah Sellers

Tel: 07879 626448

e-mail: Leah.Sellers@dmhall.co.uk

DATE OF PUBLICATION: FEBRUARY 2024

REFERENCE: WSA2558

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our client's solicitors.