



FOR SALE/MAY LET

QUALITY OFFICE SUITE

4th Floor and Attic, Bristol & West House
82 Union Street, Glasgow, G1 3QS

Well located office space with excellent transport links.

Secured entry access with additional internal roller shutter.

Office space extending to 1,539 sq.ft approx with additional 539 sq.ft approx attic space.

Offers over £170,000 are invited.

LOCATION

The property is situated on the East Side of Union Street, directly across from Glasgow Central Train Station. The subjects located off Glasgow City Centre's busiest thoroughfares that host an abundance of retail occupiers.

Public transport links are plentiful in the area. Union Street forms one of the main bus routes to the south from the city centre. Buchanan Street and St Enoch underground station is within a short walk.

Nearby occupiers in the area include Subway, Savers, Sainsbury's local, Greggs and La Vita Spuntini.

The approximate location of the subjects is shown on the appended plan.

DESCRIPTION

The subjects comprise a fourth floor freshly renovated office suite within a refurbished Victorian Office Building.

Internal access is secured entry with lift and stair facilities. Additional security is provided with electric roller shutter to office entrance.

The space accommodates an open plan layout with a boardroom and individual office. Private kitchen and toilet facilities are provided.

The unit also benefits from attic space which can be utilised for additional storage space

ACCOMODATION

According to our calculations, the subjects comprise of the following approximate areas:

Office	142.98 sq.m	1,539 sq.ft
Attic	50.08 sq.m	539 sq.ft

RATES

Rateable Value - £13,600.

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

SALE TERMS

Offers over £170,000 are invited.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

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

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

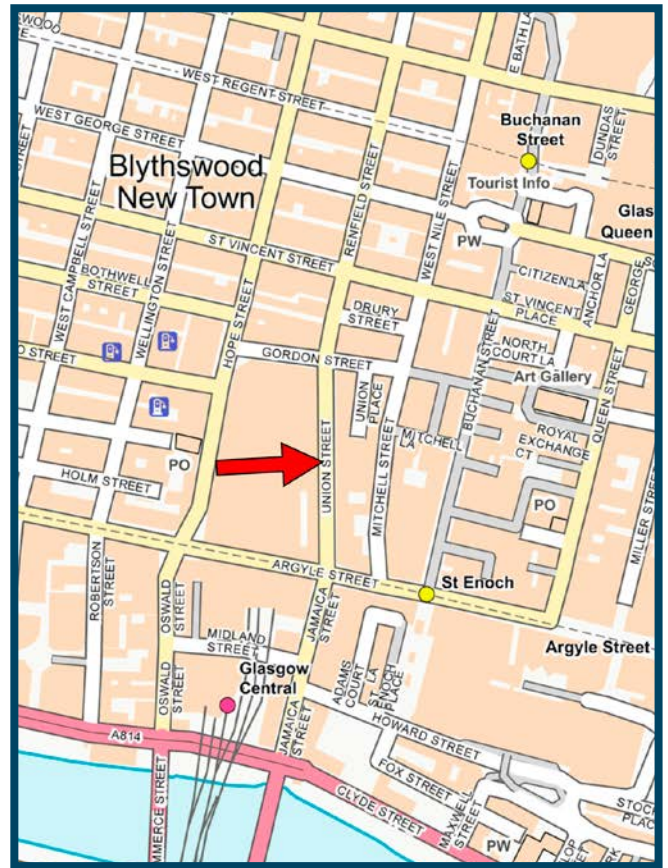
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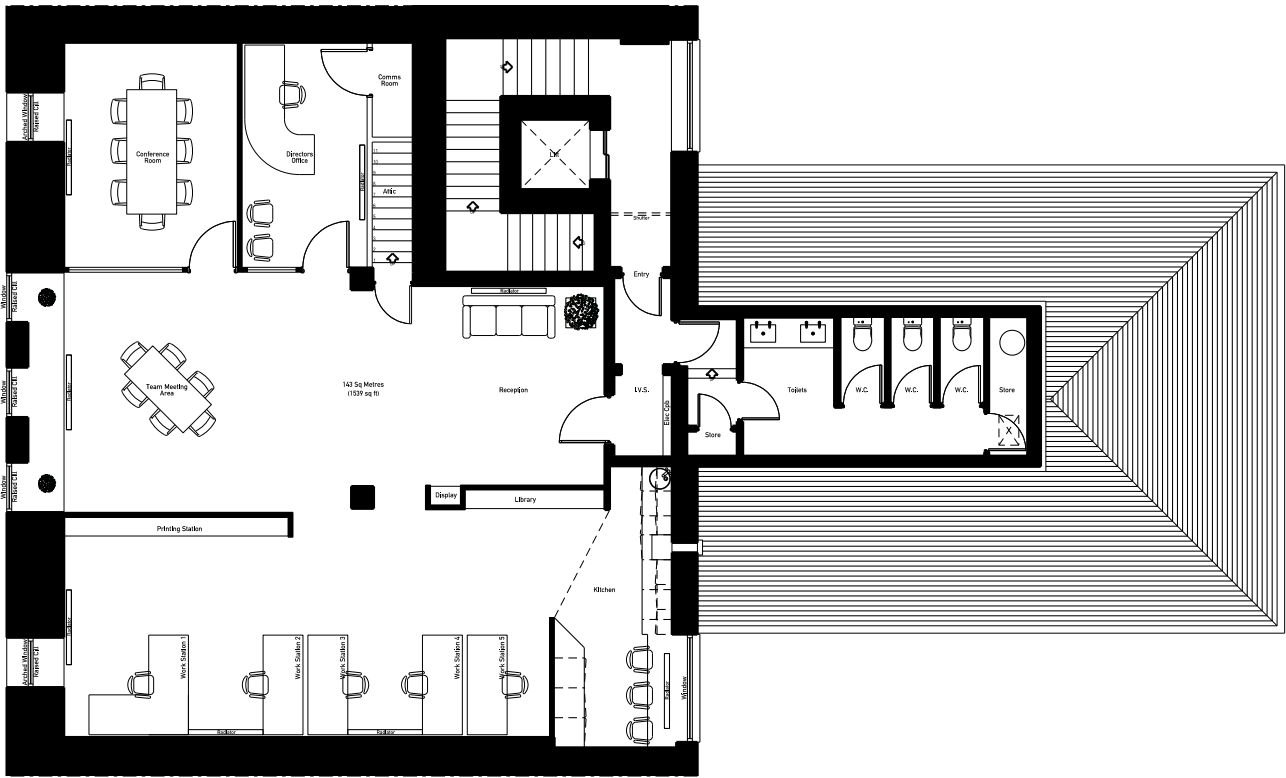
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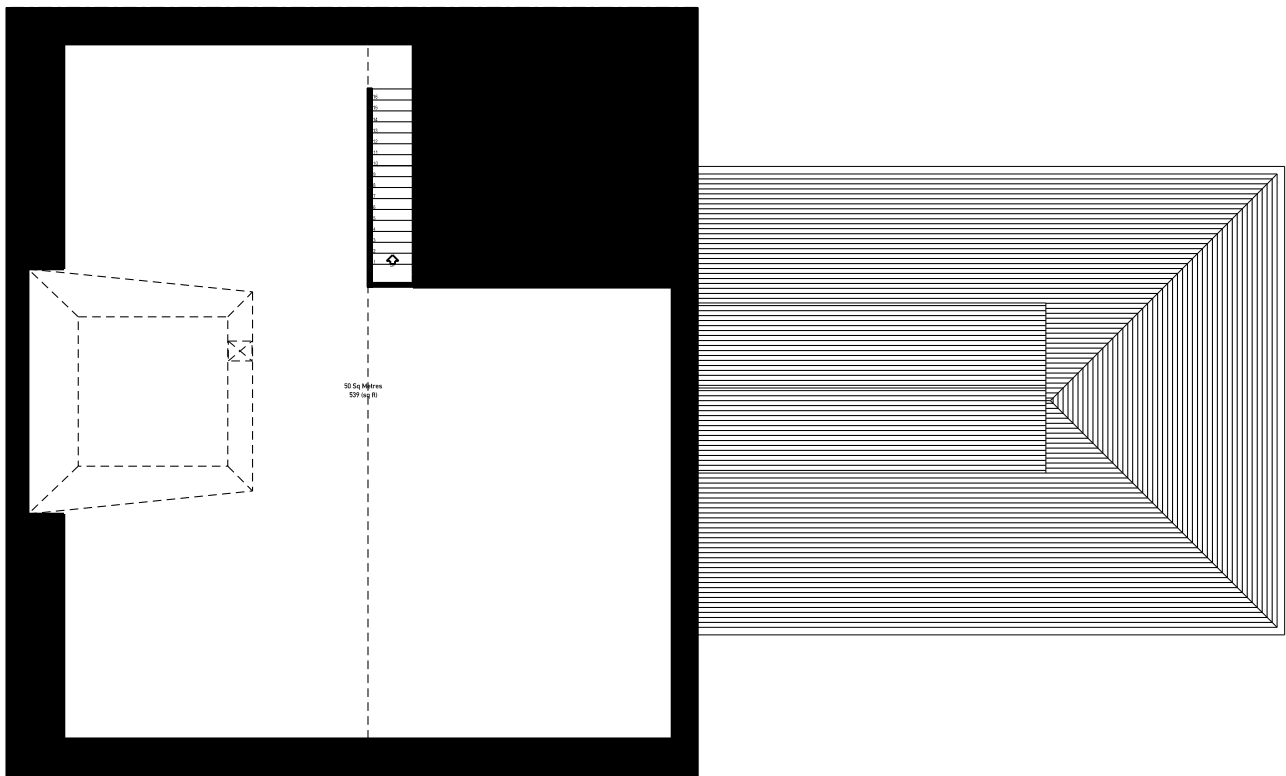
REFERENCE

WSA2298





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Bristol & West House, Attic Floor, 82 Union Street, G1 3QS

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