



# FOR SALE / TO LET

## Second Floor Office

82 Union Street, Glasgow, G1 3QS

Second floor office in busy Glasgow City Centre location.

Located close to both Glasgow Queen Street and Central Railway Stations.

Net Internal Area: 215 sq.m. (2,315 sq.ft).

**Purchase offers – in excess of £150,000**

**Rental offers – in excess of £16,000p.a.**

## LOCATION

The property is located on the east side of Union Street, situated between the junctions for Gordon Street and Argyle Street in the heart of Glasgow's central business district.

The property has excellent public transport links being located directly opposite Glasgow Central Station, with Queen Street Station also located within walking distance.

The property benefits from excellent local amenities such as bars, restaurants and hotels, whilst also having Buchanan Street, Scotland's prime retail thoroughfare, situated less than a minute's walk away.

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

## DESCRIPTION

The property comprises a second floor office in a 5 storey building of sandstone brick construction.

Access is granted through a secure communal door at ground level for access to the upper floors.

Internally, the suite provides primarily open plan accommodation with private offices, storage and a kitchen/tea preparation area. There are communal toilets located in the stairwell.

## ACCOMMODATION

According to our calculations the subjects have a total Net Internal Area of approximately 215 sq.m (2,315 sq.ft).

## RATES

Reference to the Assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £19,700.

Please note that a new occupier has the right to appeal the current assessment

## SALE / LEASE TERMS

Offers in excess of £150,000 are invited for the purchase of our client's freehold interest.

Offers in excess of £16,000 per annum are invited for leasehold.

## VAT

All prices quoted are exclusive of VAT, where applicable.

## EPC

Energy Rating – D.

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:-

Claire Hutton

Tel: 07876 541654

e-mail: [claire.hutton@dmhall.co.uk](mailto:claire.hutton@dmhall.co.uk)

## OR

Ross Craig

Tel: 07721 449 435

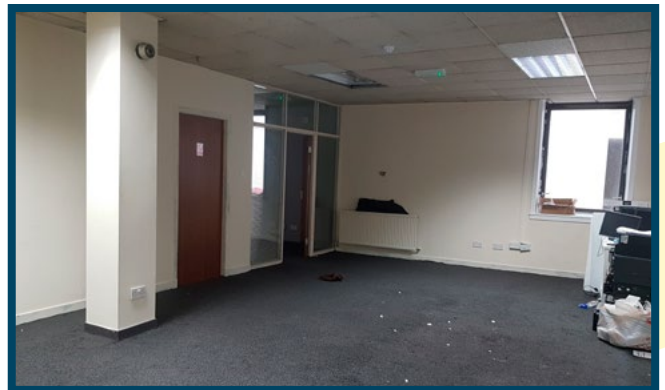
e-mail: [ross.craig@dmhall.co.uk](mailto:ross.craig@dmhall.co.uk)

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## REFERENCE

WSA2032



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