

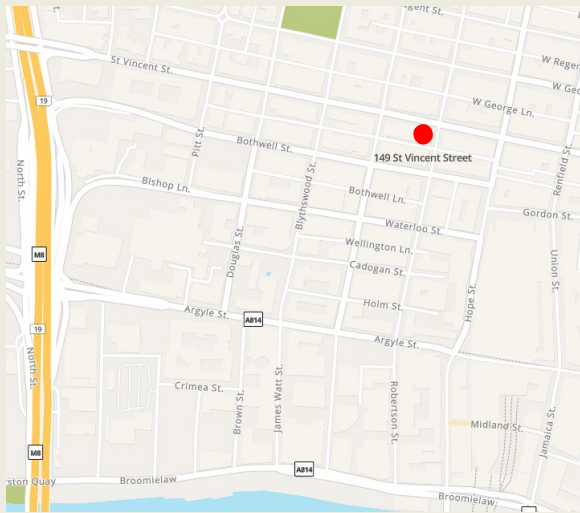
TO LET – 7TH FLOOR



149 St Vincent Street, Glasgow, G2 5NW

Location

The property is located on the corner of St Vincent Street and Wellington Street benefitting from one of the prime office locations in the city centre. There is an abundance of local amenity with Sainsburys, Tesco Express, Starbucks and Piece all in the immediate vicinity. The property is in close proximity to Glasgow Central Station and Queen Street, as well Buchanan Street subway and bus station.



Description

Access is provided from St Vincent Street through our recently refurbished reception including concierge and dedicated break out areas. There is also secure underground parking with showers/changing facilities and bike storage.

The 7th floor is undergoing a transformational refurbishment with occupier needs at the heart of its design. The floor plate benefits from excellent natural daylight and stunning views over the city centre.

Specification

The office will benefit from the following specification:

- New LED lighting
- New carpet tiles
- New VRF air conditioning
- Mixture of exposed and suspended ceiling
- Installation of 8-10 person board room
- Decoration throughout
- Floor boxes with small power provision
- Cat 6 cabling
- Tea prep facility
- Male and female toilets

Accommodation

We calculate the approximate internal floor areas to be as follows:-

Description	Sq M	Sq Ft
Seventh Floor	445.94	4,800
Total	445.94	4,800

The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Lease Terms

The subjects are available by way of a new full repairing and insuring lease on terms to be agreed. Quoting rent is available on application.

Energy Performance Certificate

The property has an EPC rating of and a copy of the certificate and recommendation report is available.

Local Authority Rates

The premises are presently entered in the Valuation Roll with a Rateable Value of £85,500 from the 1st April 2023.

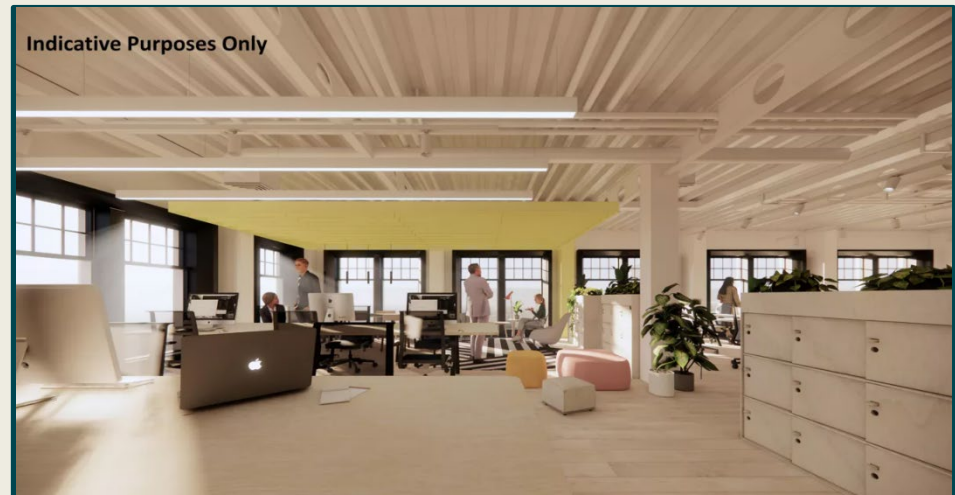
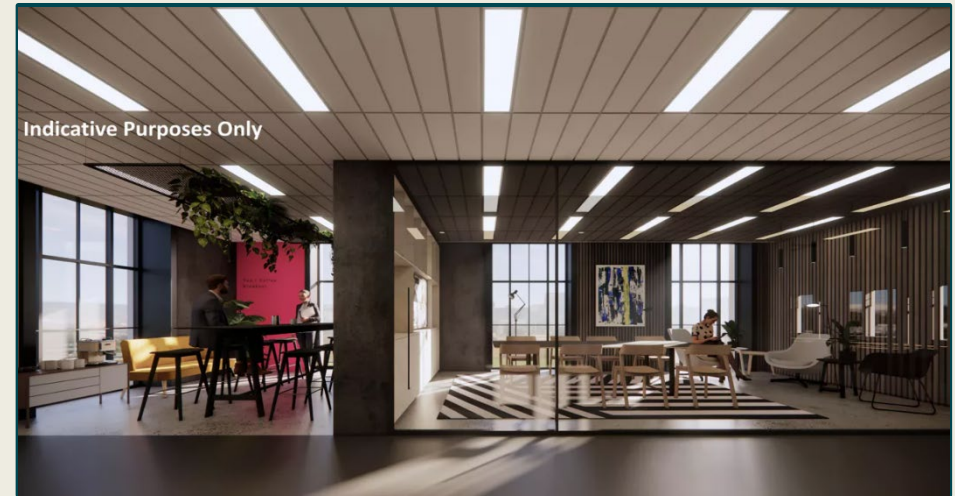
Interested parties should contact Glasgow City Council Assessors Department for further information www.saa.gov.uk.

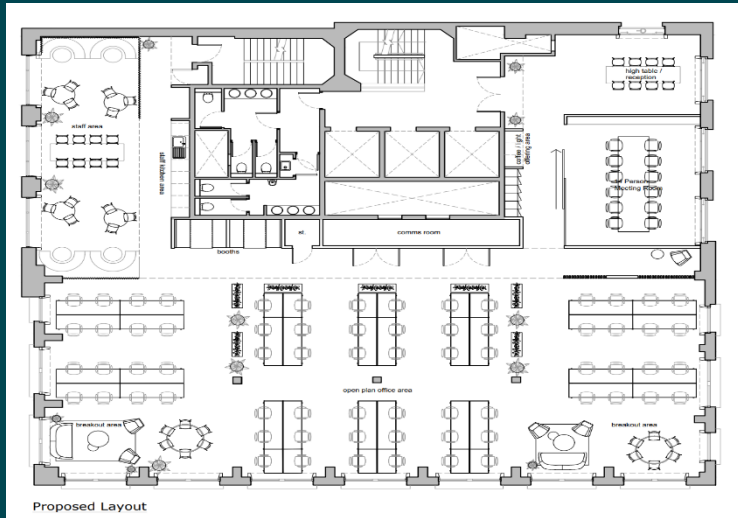
Legal Costs

Each party will be responsible for their own legal costs incurred with a purchase or letting.

VAT

The property is registered for VAT.





Contact

For further information, or to arrange a viewing, please contact the sole agents Knight Frank.

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Particulars dated April 2024. Photographs dated February 2024.

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