

TO LET / MAY SELL

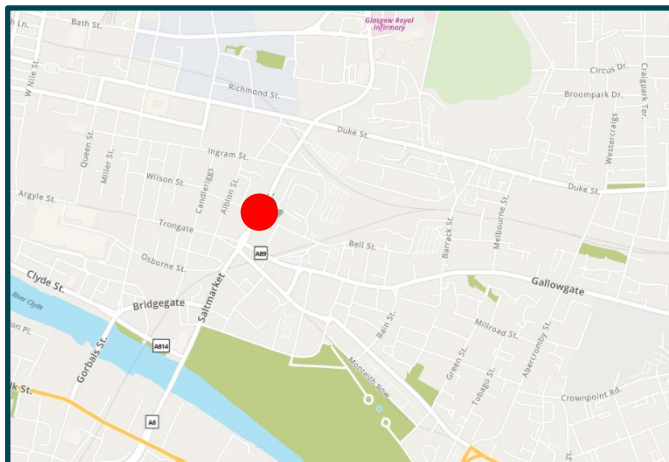


111 Bell Street, Glasgow, G4 0TQ

Location

The property is located on the north side of Bell Street close to its junction with High Street in the Merchant City. The area has benefitted from considerable regeneration over recent years and is now home to a variety of trendy retail and leisure occupiers.

The office is within walking distance of Buchanan Street and has strong public transport links with High Street, Argyle Street, Glasgow Central and Queen Street Train Stations all located within short walking distances.



Description

Accessed from a dedicated Bell Street entrance, the property is split over ground and lower ground floors. The reception leads into a predominantly open plan ground floor office area with a mezzanine installed to provide 2 large, glazed meeting rooms. The lower ground floor offers further office and staff break out space, as well as a kitchenette and toilets/shower facilities.

Specification

The office benefits from the following specification:

- Powered floor boxes
- Suspended ceilings with pendant strip LED lighting
- 3 glazed meeting rooms
- Dedicated kitchenette and staff break out areas
- Toilets and shower facilities
- Cat 5e cabling
- Additional storage / server rooms
- Double glazed windows on ground floor

The property benefits from an interconnected garage area which is currently being used for storage. There is the ability to remove the storage to accommodate car parking, with access from Bell Street.

Accommodation

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

Description	Sq M	Sq Ft
Ground Floor	246.65	2,665
Lower Ground Floor	114.46	1,232
Garage	65.50	705
Total	426.61	4,602

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

Sale Terms

Our client may consider disposing of their heritable interest in the property. Offers in excess of £490,000.

Lease Terms

The subjects are available by way of a new full repairing and insuring lease on terms to be agreed. The office is offered fully furnished including workstations, meeting rooms, tea prep, power floor boxes and IT cabling.

Energy Performance Certificate

The property has an EPC rating of B 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 £42,500 from the 1st April 2023.

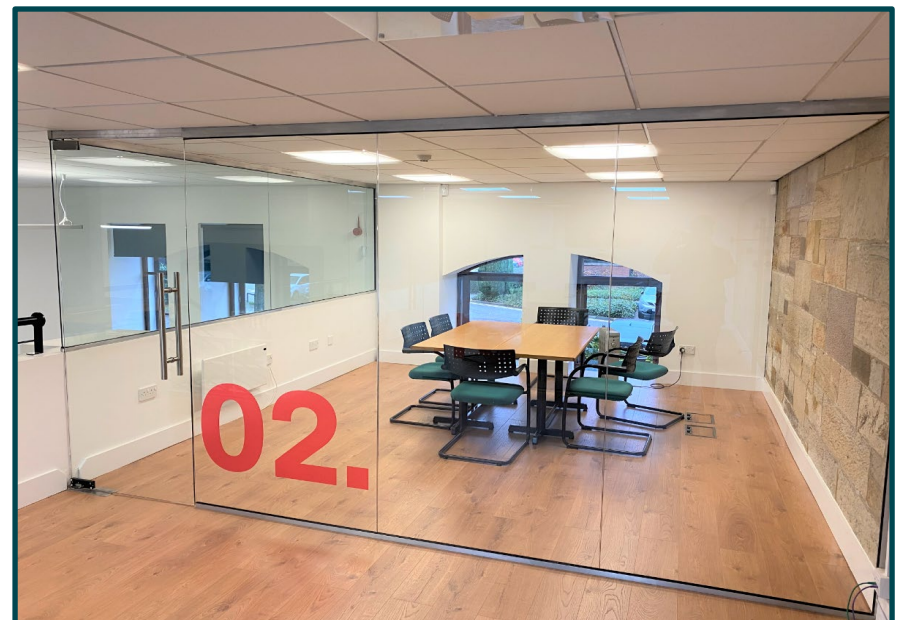
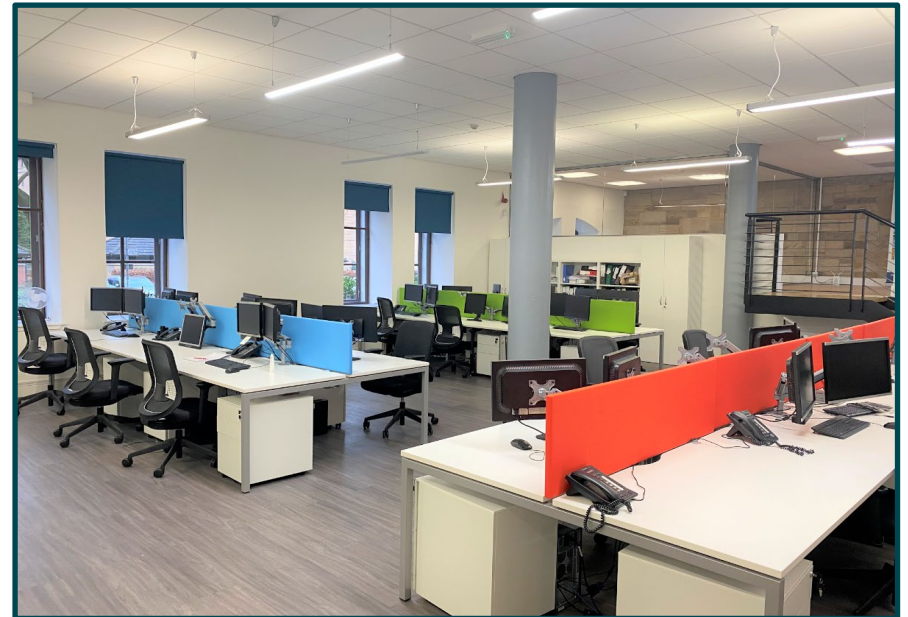
Interested parties should contact Glasgow City Council Assessors Department for further information www.saa.gov.uk.

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 March 2023. Photographs dated February 2023.

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