



# To Let

# Refurbished City Centre Office Suite

Central Chambers, 93 Hope Street, Glasgow, G2 6LD

- Excellent location, adjacent to Central Station
- Extensively refurbished throughout
- Attractive original design features
- Flexible lease terms available

### Location

Located within the heart of Glasgow City Centre, occupying a prominent position on Hope Street at its junction with both Waterloo Street and Bothwell Street.

The building is excellently placed to take advantage of the wide variety of amenities which the city centre has to offer. Additionally, Central Station, Buchanan Street Underground and Queen Street Station are all within 5 minutes walk.

# **Description**

Originally designed in 1877 by Peddie & Kinnear as the Blythswoodholme Hotel, Central Chambers was later converted to offices. Arranged over ground and 5 upper floors, this traditional sandstone building is one of Glasgow City Centre's most iconic buildings.

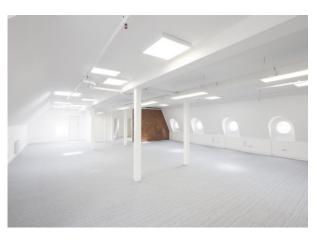
The available suites have been extensively refurbished to provide the following:

- Open plan office accommodation incorporating attractive original feature detailing
- Velux windows
- Modern LED pendent lighting
- Freshly painted and carpeted throughout
- Existing meeting rooms
- Generous kitchen and breakout area (6<sup>th</sup> Floor)
- Dedicated male and female toilets
- On site concierge

## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and calculate the net internal area to be as follows:

|                                   | Sq M   | Sq Ft |
|-----------------------------------|--------|-------|
| 6 <sup>th</sup> Floor (Penthouse) | 301.74 | 3,248 |
| 2 <sup>nd</sup> Floor             | 207.55 | 2,234 |
| 1 <sup>st</sup> Floor             | 104.51 | 1,125 |



#### **Lease Terms**

The suites are available on a new Full & Repairing Lease terms to be agreed.

# **Energy Performance Certificate**

A copy of the EPC certificate and recommendation report is available on request.

## **Local Authority Rates**

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 in connection with the transaction.

#### VAT

All figures quoted are exclusive of VAT. Payable at the prevailing rate.

## **Viewing & Further Information**

Please contact the sole letting agents:

 James Couper
 Edin Lynch

 0141 566 6021
 0141 566 6982

james.couper@knightfrank.com edin.lynch@knightfrank.com

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