

TO LET/MAY SELL

SELF CONTAINED OFFICES IN SUPERB MERCHANT CITY LOCATION

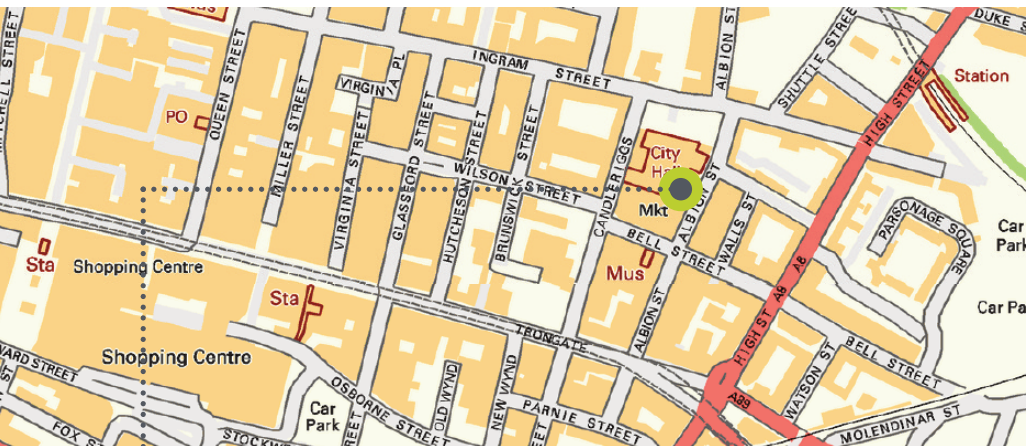
73 Albion Street | Merchant City | Glasgow | G1 1NY



**RENTAL - £7.50 PER SQ.FT.
SALE PRICE ON REQUEST**

- Self-contained access directly from Albion Street.
- Superb location in the heart of the Merchant City.
- First floor – 671 sq. ft./Second floor – 681 sq. ft./Basement – 737 sq. ft.
- Generally open plan space, suitable for office or alternative uses (subject to consent).
- Attractive stone constructed building, with internal features, including high timber pitched roof and stone walls.
- Sale may be considered.

SUPERB OFFICES IN THE HEART OF THE MERCHANT CITY



Location

73 Albion Street is situated in a superb location for offices within the heart of the Merchant City, immediately adjacent to the highly popular Merchant Square licensed venue.

The immediate surrounding area has seen significant new development, including the £300 million Candleriggs Square, which is to provide a 500 bed student hotel and 346 apartments to rent. In addition, recent developments also include Collegelands, the development of 588 student bedrooms; Tontine House, the redevelopment of 115,000 sq. ft. office accommodation, and Strathclyde University's Technology and Innovation Centre.

Description

The office opportunities are arranged over the first and second floors of a three-storey, and basement self-contained terraced stone constructed building, under pitched roofs, clad externally in slate.

The premises are accessed directly from the front at 73 Albion Street, which leads to a staircase to the first and second floor accommodation. The basement is in use as basic storage.

Floor Sizes

The floor sizes (subject to measurement survey) are as follows:

FLOOR LEVEL	SQ.FT	SQ.M
Basement (store)	737	68.5
First Floor	671	62.29
Second Floor	681	63.29
Total	2,089	194.08





Rateable Value

The premises have a Rateable Value of £17,000, effective from 1st April 2023.

Services

We understand that the premises are connected to all mains services.

The Opportunity

73 Albion Street is situated in a superb location within the heart of the Merchant City. The office accommodation would be ideal for general office use. The building benefits from an attractive stone construction and internal features, including a high pitched roof, with timber beams, and feature stone walls.

The basement is in use as storage.

Terms

Offers in the region of £7.50 per sq. ft. are invited for the office accommodation. The premises are available as a whole, or on a per floor basis.

In addition, our client would consider a sale.

EPC

The property has an EPC rating of G.

Viewing & Further Information

Strictly no approaches to be made to the property direct. For further information please contact CDLH on 0141 331 0650.



Anti Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Viewing - Strictly by appointment

For an appointment to view, please contact:

Sharon McIntosh

sharon.mcintosh@cdlh.co.uk

t: 0141 331 0650 (Option 2/3)

m: 07824 395 288

For further information, please contact:

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