

Standard Real Estate Ltd has developed a first class reputation for redevelopment of property assets to provide excellent office, industrial and retail accommodation. If you are seeking quality accommodation for your business in Scotland let us know your requirements and let us help to find you the accommodation that will take your business to the next level.

The company seeks to buy and refurbish/redevelop all types of commercial property throughout the UK but with a preference for Scotland and the Midlands to north of England.



LEADING DEVELOPMENT FOR



SMALL BUSINESS OCCUPIERS



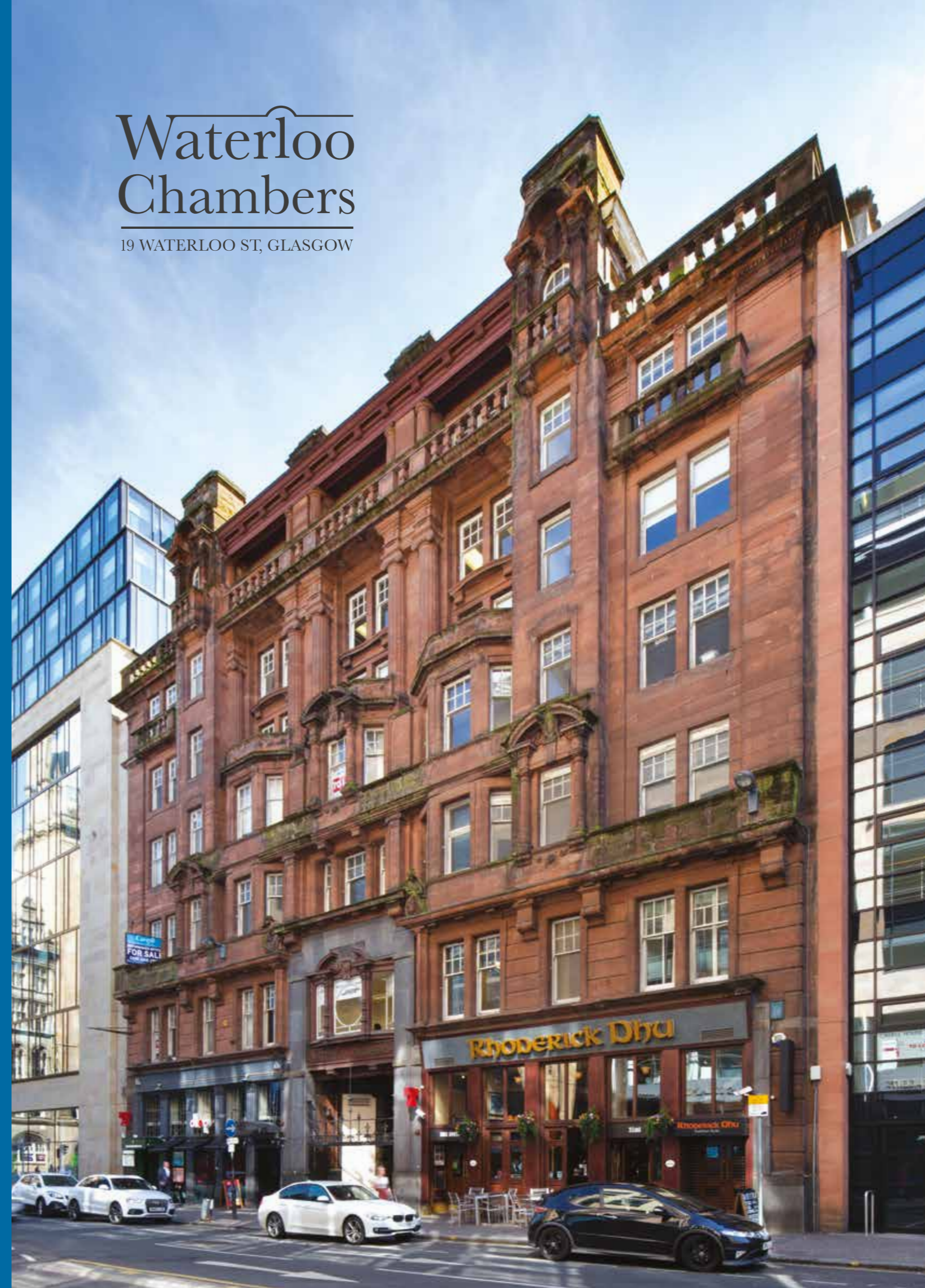
Standard Real Estate Ltd

Suite 2.1, 94 Hope Street, Glasgow G2 6QB

— www.standardrealestateltd.com —

Waterloo Chambers

19 WATERLOO ST, GLASGOW



LOCATION

Waterloo Chambers offers an excellent central location for occupiers within the heart of Glasgow City Centre.

The property is well situated for access to Glasgow's main public transport hubs with Glasgow Central and Queen Street train stations and both Buchanan and St Enoch Underground stations all located within walking distance.

Glasgow's key retail district of Buchanan Street is also located just a short walk from the property and a range of restaurants, coffee shops and express supermarkets are located in the immediate surrounds.



Central location

Fully refurbished suites

Commissionaire manned reception

Passenger lift serving all floors

Suites available from 125 sq. ft. to 4,000 sq. ft.

Flexible lease terms

Waterloo Chambers

19 WATERLOO ST, GLASGOW

DESCRIPTION

The property comprises a seven-storey red sandstone building with the office accommodation above ground floor licenced leisure units. The building provides a range of fully refurbished suites, with flexibility to accommodate a variety of occupier requirements. Waterloo Chambers benefits from a secure door entry system, commissionaire manned reception and passenger lift.



ACCOMMODATION

A schedule of current availability, including floor areas and annual rents etc. accompanies this brochure.

RATING ASSESSMENT

Rateable Values are included on the availability schedule. Ingoing tenants will be responsible for payment of non-domestic property rates, water and sewerage rates.

SERVICE CHARGE

The ingoing tenant will benefit from an all inclusive rental. The tenant will be liable for utilities and insurance premium for the suite.

ENERGY PERFORMANCE

A copy of the energy performance certificate can be made available on request.

VAT

All prices quoted are exclusive of VAT, where applicable. For the avoidance of doubt VAT will be payable.

LEGAL COSTS

Each party will bear their own legal costs with the ingoing tenant responsible for registration dues and LBTT.

LEASE TERMS

Suites are available on new, flexible, Internal Repairing and Insuring leases.

FOR VIEWING AND FURTHER INFORMATION CONTACT:

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