



**Last
Remaining
Suite**

To Let

Open Plan Office Accommodation

Keppie House

147 Blythswood Street, Glasgow G2 4EN

- First Floor office suite extending to 2,134 sq ft
- Fully refurbished, high quality accommodation
- City Centre location with easy access from the M8 motorway
- Close by to Charing Cross Railway Station
- Numerous bars, restaurants and shops located on Bothwell Street
- Multi-storey car park close by the building
- Rental £14.50 per sq. ft.

www.mcintyreproperty.com

Location

Glasgow is Scotland's largest city, with a population of approximately 660,000, and an estimated shopping catchment of two million within a 20-minute drive time. The city is well served by public transport with two mainline train stations and an underground network. There are a number of bus routes which run through the city centre.

Description

Keppie House occupies a highly prominent corner position at the junction of Blythswood Street and Sauchiehall within Glasgow City Centre. The property is well located for access to Glasgow's main public transport hubs namely Glasgow Central and Queen Street train stations and both Buchanan Underground and Bus Station, all within a short distance walk.

Keppie House is an attractive Category B Listed former banking hall which has been fully refurbished to provide high quality office accommodation with specification to include:-

Specification

- Striking reception foyer
- Flexible open plan layout
- Suspended ceilings with LED lighting
- Air-conditioning
- Perimeter trunking for services distribution



Accommodation

- Private male, female & disabled toilets
- Shower facility on each.
- Secure video door entry system allowing 24-hour access
- 8 person passenger lift serving all floors
- EPC Rating = [C]

First Floor	2,134 Sq Ft	198.23 Sq M
-------------	-------------	-------------

Lease Terms

The accommodation is available on a new FRI Repairing and Insuring lease, for a duration to be agreed.

Rental

Available at a rent of £14.50 per sq. ft. equating to £30,945 per annum exclusive.

Energy Performance

The EPC Rating of the property is [C]. A copy of the report can be provided on request.

Service Charge

Further information can be provided on request.

Rating Assessment

Ingoing tenants will be responsible for payment of non-domestic property rates, water and sewerage rates. From the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll as follows:-

Rateable Value - £22,500

Please note that a new occupier has the right to appeal the current assessment.

VAT

All prices, premiums and rents etc are subject to VAT at the prevailing rate.

Legal Costs

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

Viewing and further information

Viewing is strictly by appointment and arrangements should be made by contacting the joint letting agents.

Contact

Stephen McIntyre
0141 332 2292
stephen@mcintyreproperty.com



John Grewar
0141 248 2859
john@cargillproperty.com



MISDESCRIPTONS: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.