

TO LET - OFFICE

ALLAN HOUSE

25 Bothwell Street, Glasgow, G2 6NL



Key Highlights

- 4,533 sq ft
- Prominent Corner Location
- Excellent Levels of Natural Light
- Secure Underground Parking
- Open Plan Accommodation
- Short Walk from Glasgow Central Station
- 2 x Passenger Lifts

SAVILLS Glasgow
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Glasgow G2 2JJ
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savills.co.uk



Location

The property is located on the corner of Bothwell Street and Wellington Street, in the heart of Glasgow's City Centre. It has excellent access to public transport with both Glasgow Central and Queen Street station being within easy walking distance. In addition, Junction 19 of the M8 is located close by providing easy access to the motorway network in and around Glasgow.

Glasgow's City Centre offers an enviable collection of bars and restaurants, all within close proximity to Allan House. Glasgow's Buchanan Street is also just a short walk away offering a wide range of high street retailers.

Description

Allan House is arranged over ground, basement and four upper floors behind a heritage listed facade. The accommodation provides open plan offices benefiting from excellent levels natural daylight and the specification includes suspended ceilings, modern recessed lighting and raised access flooring.

Principal occupants are the large Scottish accounting firm Scott-Moncrieff, Knight Frank, and RJH's Glasgow office.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Rates Payable	Service Charge
1st - Level 1.2	2,267	210.61	-	On application	On application
2nd	4,533	421.13	£24 per sq ft	£7.80 /sq ft	£4.20 /sq ft
2nd - Level 2.2	3,713	344.95	-	On application	On application

Terms

New Fully Repairing and Insuring lease terms available.

Viewings

Strictly by appointment with Savills or alternatively their joint agent.

Business Rates

Rates payable: £7.80 per sq ft

Contact

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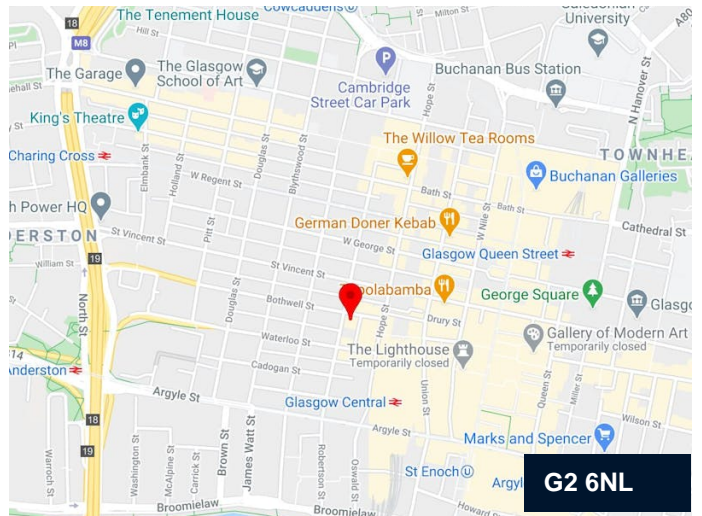
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