

TO LET - OFFICE

# 93 CANDLERIGGS

Glasgow, G1 1NP



## Key Highlights

- 1,184 to 2,756 sq ft
- High Quality Existing Fit Out
- High Level of Natural Lighting
- Merchant City Accommodation
- Open Plan Layout
- Demised Shower and Toilet Facilities

SAVILLS Glasgow  
163 West George Street  
Glasgow G2 2JJ  
**0141 248 7342**  
[savills.co.uk](http://savills.co.uk)



## Description

The open plan office accommodation is contained within a Category B listed five storey red sandstone building accessed directly from Candleriggs. The security controlled ground floor entrance leads to a passenger lift which provides access to all levels. The office space benefits from excellent floor to ceiling height and natural light provided by large sash & casement windows along the Candleriggs elevation.

The suite has been refurbished and benefits from a high quality fit-out which includes two glass partitioned meeting rooms of c.10-12 persons and c.6-8 persons in addition to a high quality kitchen break out. The remainder of the suite is open plan in layout and benefits from demised toilet and shower room facilities.

## Location

Candleriggs is one of the main streets in the Merchant City. The fashionable area sits to the South East of George Square and is one of Glasgow's most vibrant locations. Regarded as the cultural heart of the city, it has recently benefited from a huge surge of local bars, businesses, award winning restaurants, designer shops and cafes.

Linking Ingram Street to the North with Trongate to the South, Candleriggs is one of the main streets and most recognised streets in the Merchant City. Situated directly opposite the property is the internationally renowned Glasgow City Halls, which is now the home of the BBC Scottish Symphony Orchestra. Also opposite is the atmospheric 'Old Fruitmarket' Venue, which along with the Halls received a £13m refurbishment.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
3rd - Suite 1	1,184	110	Available
3rd - Suite 2	1,572	146.04	Available
2nd - Part	1,576	146.42	Let
<b>Total</b>	<b>4,332</b>	<b>402.46</b>	

## Specification

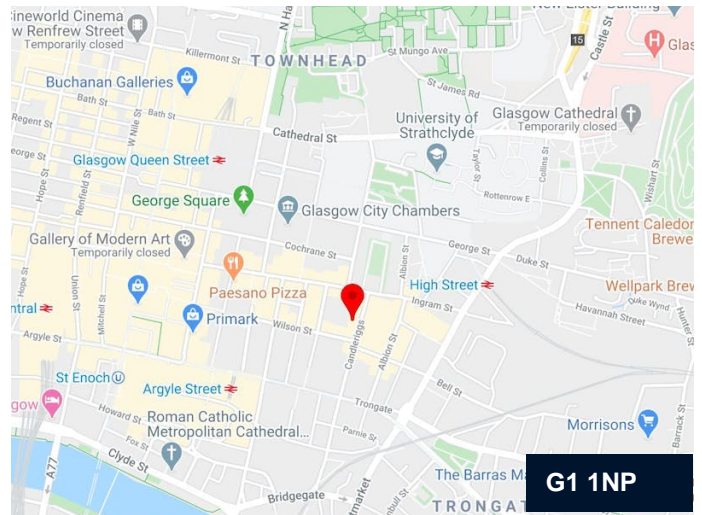
- Plasterboard ceiling
- New LED pendant lighting
- East facing windows
- Cycle storage
- Dedicated kitchen/shower/toilets

## Letting Information

Date available: Now

Letting type: Commercial

## Business Rates



Rates payable: £5.10 per sq ft  
(based upon Rateable Value: £28,250)

Under Fresh Start Relief, this property may qualify for 100% discount on Business Rates for the first 12 months in the premises.

---

## Contact

### Megan Luke

0141 248 7342

megan.luke@savills.com

### David Cobban

0141 222 4101

07900265512

dcobban@savills.com

---

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 23/05/2024

