

FOR SALE CITY CENTRE OFFICE ST GEORGES BUILDING

Eddisons



OFFICE 2/8, ST GEORGES BUILDING, 5 ST VINCENT PLACE, GLASGOW, G1 2DH

OFFERS OVER £55,000 INVITED

- Prime location off George Square/Queen Street.
- Suitable for owner occupation/investment.
- 24 hr access and shared lift.
- Small business rates relief.

AVAILABLE SPACE

64.05m² (689sq ft)
(including storage)



LOCATION

The subject property is located in Glasgow's city centre on the south side of St Vincent Street at its junction with Queen Street adjacent to George Square, the City Chambers and the Gallery of Modern Art.

Its central location means that the subject property benefits from ready accessibility to all city centre amenities including public transport links, with Glasgow Queen Street and Glasgow Central mainline railway stations within a short walking distance.

DESCRIPTION

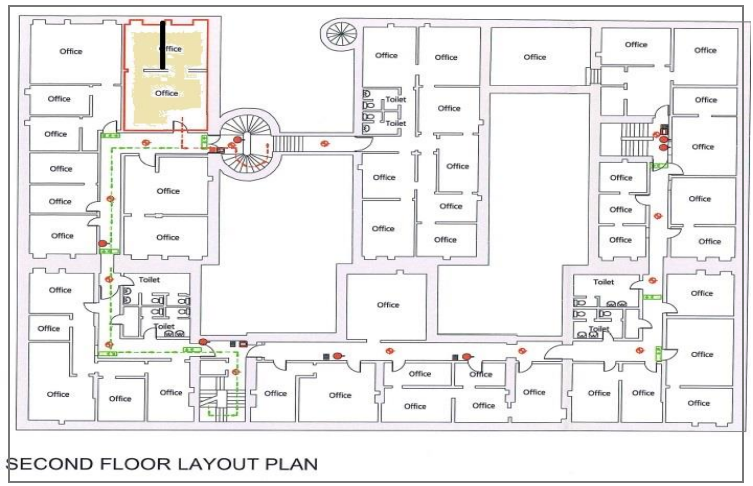
The subjects comprise a former training office occupying part of the second floor within a mid terraced, four storey and attic building of traditional sandstone construction, with a timber framed, pitched and slate covered roof. Access is taken to the subject property via the common entrance at 5 St Vincent Place, from where lift access extends between the ground and third floor levels.

The office which is secured by an external electric roller shutter, comprises a large general office with two adjoining rooms and accessible storage. Traditional décor lighting and a burglar alarm.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a net internal area basis. The calculated area is as follows:-

UNIT	M ²	SQ FT
2/8	48.77	525
Storage	15.28	164
Total	64.05	689



SECOND FLOOR LAYOUT PLAN

RATEABLE VALUE

Description / Office

Rateable value / £4,800

VAT

Prices and rental are exclusive of VAT if chargeable.

PRICE

Offers in excess of £55,000 are invited for our clients heritable interest.

EPC

The subjects have the benefit of a Grade **B** rating for Energy Performance.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
 File Ref / GLA 2-8
 Tel / 0141 308 8551
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NOVEMBER 2023
SUBJECT TO CONTRACT

Lindsay Kerr
 FRICS

Director - Commercial Property Management

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