

# EGM

Property Consultants

SPECTRUM BUILDING  
106 WATERLOO STREET  
GLASGOW, G2 7DN

## NURSERY/ CHILD DAYCARE CENTRE TO LET



- PRIME CITY CENTRE LOCATION
- 4,698 SQ FT (436.43 SQ M)
- SUITABLE FOR A VARIETY OF USES INCLUDING OFFICE/ RETAIL/ LEISURE



### Location

Spectrum Building is located within the Core Business District within Glasgow City Centre and provides a central facility servicing the surrounding working population. Significant neighbouring occupiers include Morgan Stanley, Virgin Money and Clydesdale Bank. The building is situated adjacent to the slip road off Waterloo Street, providing immediate access into the M8 Motorway and within 2 minutes drive time to Charing Cross.

### Description

Direct access is available from Waterloo Street via a secure access. The nursery accommodation is arranged over ground floor, with a number of cellular rooms including changing room, WC's, kitchen accessed off the central corridor with external play area located to the rear of the property.

The nursery was previously registered to operate between 7am-7pm, 7 days per week and to provide care for 102 children.

### Accommodation

Floor	GIA (sq. ft)	GIA (m <sup>2</sup> )
Ground floor	4,698 sq.ft	436.46 m <sup>2</sup>

### Quoting Terms

The accommodation is available in whole subject to an assignation or subletting of the existing lease which expires on 26<sup>th</sup> April 2027 at a passing rent of £50,000 per annum. Further details can be provided upon request.

### Rateable Value

The subjects are entered in the current Valuation Roll at a Rateable Value of £59,000.



### EPC

The Energy Performance Certificate for the building is available upon request

### VAT

The building has been elected for VAT and therefore is applicable to any proposed rent, sale price and other applicable outgoings.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The occupier/ purchaser will also be responsible for any LBTT incurred.

### Enquiries

Via the sole marketing agent:

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