

TO LET/ FOR SALE
OFFICE SUITE



- CENTRAL LOCATION ON ST VINCENT STREET
- CLOSE TO TRANSPORT LINKS AND AMENITIES

Location

The Exchange is well located within the Core Business District (CBD) with excellent prominence on the corner of St Vincent Street and Hope Street. The property is surrounded by local retail and leisure amenities and is equidistant to Queen Street and Central Stations.

Bus links are regular along Hope Street and underground access is available within a 5 minute walk to Buchanan Street.

Description

The Exchange extends over ground and six upper floors of which the subject suite forms the first floor in part. The office space is fully self contained with a welcoming reception area, private meeting room and board room. A small kitchenette and toilet facilities are also accessed off the reception with a larger open plan office to the rear.

Accommodation

The suite has been measured to provide the following Net Internal Area:

Suite	Sq Ft	Sq M
1st floor (part)	1,530 sq ft	142.14 sq m

Quoting Terms

The suite is available on a to lease/ for sale basis. Further details are available from the marketing agent.



Business Rates

Ratable Value: £17,600

Rates Poundage: £0.498 (2023/24)

Rates Payable: £8,765

Service Charge

The property is managed by a property manager with each occupier being responsible for a pro rata payment for communal maintenance and repairs. Full details on request.

VAT

The property has been elected for VAT.

Energy Performance Certificate

The suite has an EPC rating of 'D'.

Viewing/ Enquiries

Strictly by appointment only with the sole agent:-

Ross Jubin
EGM Property Consultants

T: 0141 266 0480

M: 07889 590 133

E: ross.jubin@egmproperty.co.uk

