



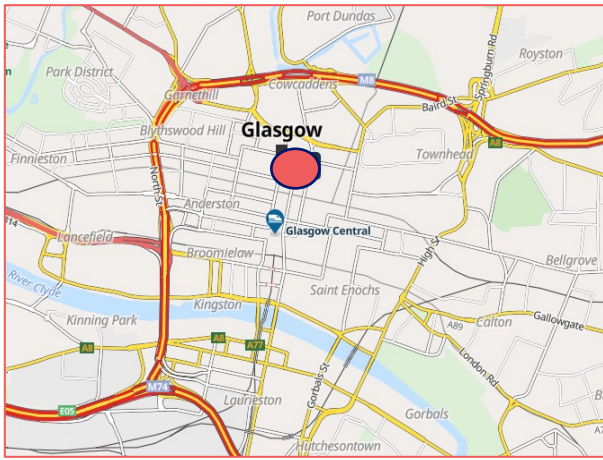
## TO LET SELF CONTAINED OFFICE SUITE

**823 SQ FT**

**2<sup>ND</sup> FLOOR, 21 BATH STREET, GLASGOW, G2 1HW**

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- Highly convenient city centre location
- Provides attractive bright open-plan accommodation
- Eligible for 100% rates relief
- Few minutes walk to both Glasgow Central, Queen Street Station and Buchanan Street Underground Station
- Dedicated fiber line for plug & play
- **Quoting rent of £12,000 per annum**



## LOCATION

Located in the heart of Glasgow City Centre on the south side of Bath Street at its junction with West Nile Street and a short distance west from Buchanan Street.

Highly convenient access to public transport links with Central Station, Queen Street Station and Buchanan Street Underground Station all within a 5 minute walk.

On-street parking provided as well as various nearby multi-storey carparks.

Immediate access to city centre shopping and leisure amenities.

## DESCRIPTION

- Bright self-contained 2<sup>nd</sup> floor office
- Secure door entry system from street level with pedestrian staircase providing access to upper floors
- Internally provides open-plan accommodation with dual aspects and excellent levels of natural daylight
- Dedicated fibre line allowing for plug & Play
- Kitchen tea-prep and WC facilities provided
- Benefits from LED lights throughout, electrical wall panel radiators, perimeter trunking

## ACCOMMODATION

	sq m	sq ft
NIA	76.46	823

## BUSINESS RATES

RV	£8,600
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Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

## EPC

Available on request

## ASKING TERMS

The subjects are available by way of a new FRI lease at a rent of **£12,000 per annum plus VAT**.

## VIEWING & FURTHER INFORMATION

Gregor M Brown

0141 212 0059

[info@gmbrown.co.uk](mailto:info@gmbrown.co.uk)

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0141 212 0059  
WWW.GMBROWN.CO.UK

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