



TO LET – OFFICE / STUDIO ACCOMMODATION

996 SQ FT

1ST FLOOR, 182 BATH STREET, GLASOW, G2 4HG

- Bright corner position office
- Attractive original features
- Available for immediate occupation
- Secure door entry system with passenger lift
- Ideal for office / salon / gallery / retail use
- Eligible for 100% rates relief
- Quoting rent of £12,500 per annum



LOCATION

Located within the heart of Glasgow City centre on the north side of Bath Street at its junction with Blythswood Street benefitting from easy M8 motorway via Charing Cross.

Glasgow's main shopping streets, Buchanan Street & Sauchiehall Street, are a 5-minute walk away as well as being located within a core business / office area of the city centre.

Metred on-street parking is provided to the front whilst numerous multi-storey car parks are found within the immediate vicinity.

Excellent public transport links are also provided with numerous bus services operating on Bath Street whilst Cowcaddens Underground Station and Charing Cross Railway Station are both a short walk away.

Neighbouring occupiers include Lyon & Turnbull, Stephen Doran Hair, Eleganza Posa Bridal Shop, The Glasgow Art Club.

DESCRIPTION

Well-presented 1st floor corner office/studio space forming part of a larger prominent blonde sandstone building.

Access is via a secure door entry system leading into attractive common areas where a passenger lift and staircase provides access to the upper floors.

Internally the suite provides bright and airy accommodation with three connecting rooms. The accommodation is complete with a tea-prep.

Communal WCs are found on the landing.

The subjects are well suited for continued use as an office as well as gallery / salon / retail space.

ACCOMMODATION

NIA - 92.53 SQM / 996 SQ FT

BUSINESS RATES

RV £9,300

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC Available on request

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£12,500 per annum**.

VIEWING & FURTHER INFORMATION

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