



- Small suite in heart of Glasgow City Centre
- Excellent location for access to Central Station and bus services
- No VAT on rent
- Flexible lease terms available

# TO LET (MAY SELL)

## FURNISHED CITY CENTRE OFFICE

Atlantic House • 1a Cadogan Street/45 Hope Street • Glasgow • G2

**JW**

**Johnston Waddell**

[johnstonwaddell.co.uk](http://johnstonwaddell.co.uk)



## LOCATION/SITUATION

The subject property is contained within a chambers style building located on the western side of Hope Street, directly opposite Glasgow Central Railway Station, within the heart of Glasgow City Centre. The subject property also benefits from secondary access via Cadogan Street.

The surrounding area is predominantly commercial in character, comprising a mixture of office buildings, generally with public house and retail premises at ground floor level fronting Hope Street. There is also a Pure Gym nearby and metered on street car is available in the vicinity, along with other city centre amenities.

The property is conveniently located for public transport, with Glasgow Central Railway Station and Buchanan Street Underground Station both being within easy walking distance. Hope Street is also a busy bus route through the city centre and there are a number of bus stops within the immediate vicinity. There are also taxi ranks nearby on both Hope Street and Gordon Street.

## DESCRIPTION

The subject property comprises a ground floor office suite within an 8 storey chambers style office building, which is of sandstone construction to the front and rear elevations. The roof is mansard style, with pitched and slated sections to the front and rear.

The suite comprises an open plan office room with large display windows fronting onto Cadogan Street. The office is carpeted with plastered/painted walls and ceiling and modern pendant light fittings. Central heating is provided via cast iron radiators.

The offices have work stations installed for 8 people together with meeting table and chairs.

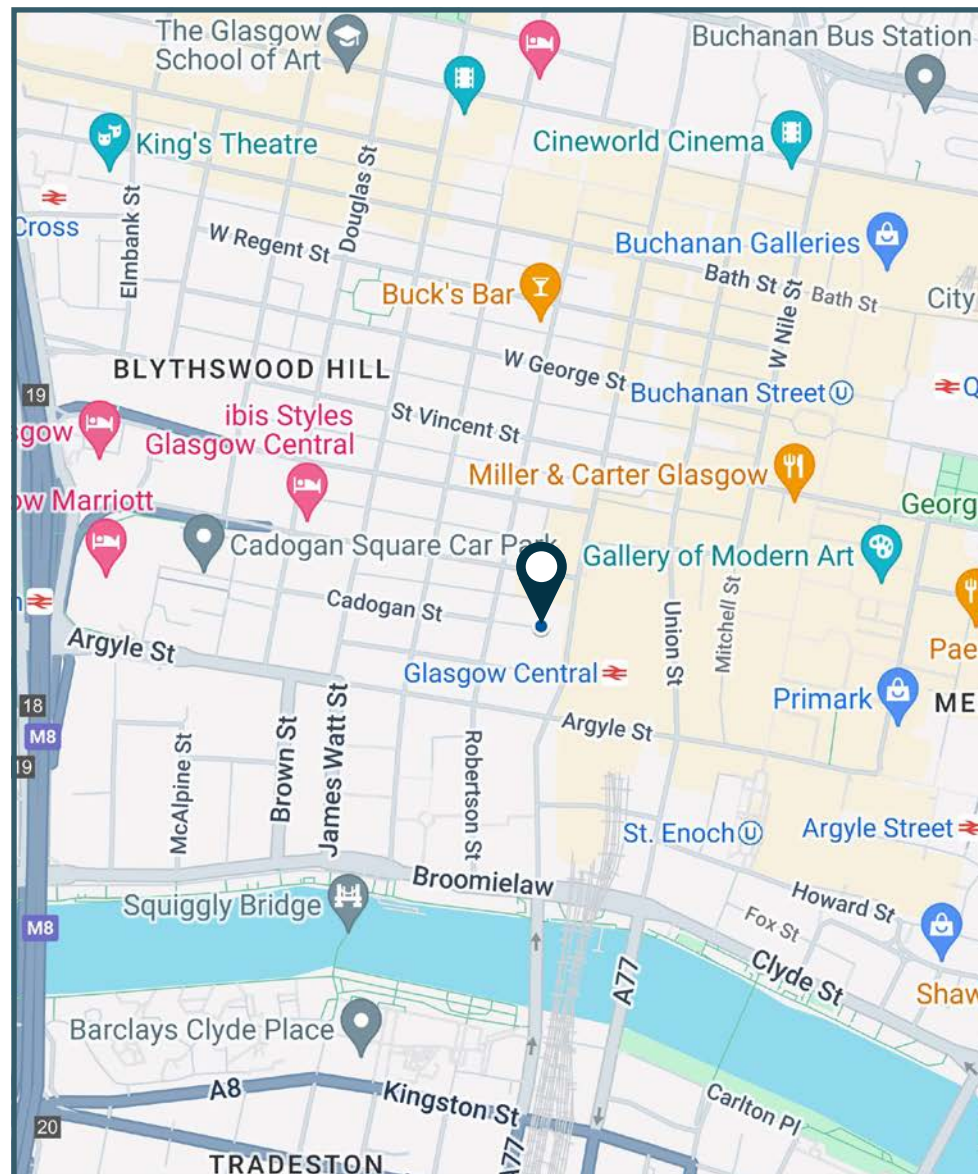
There are toilet and kitchen facilities at ground floor, shared with the other ground floor occupier.

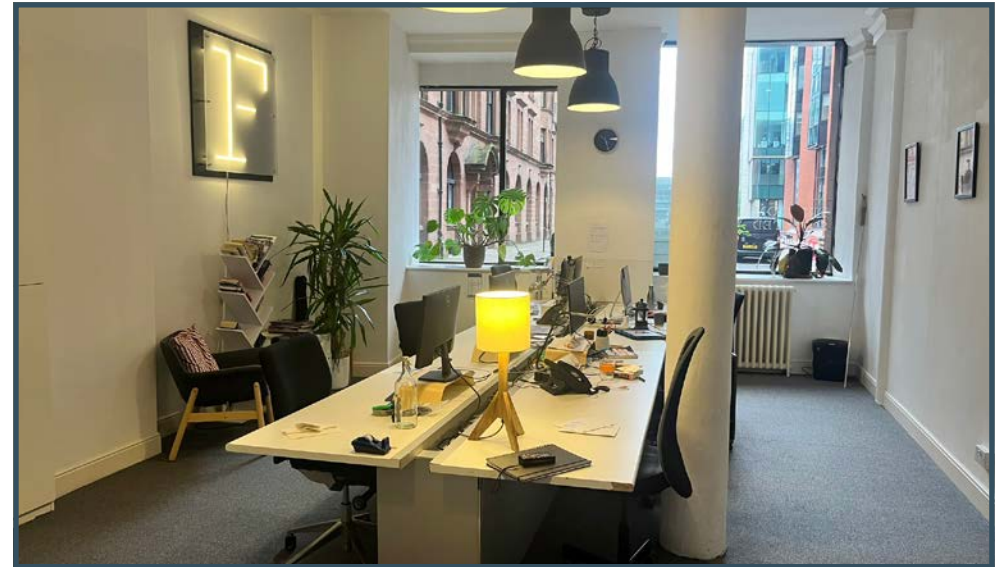
## ACCOMMODATION

The offices have a net lettable floor area of **53.26 sq m (574 sq ft)**.

## RENT

The premises are available to lease with the benefit of the existing office furniture at a rent of £10,000pa, exclusive of service charge. Alternatively our client would consider a sale of the premises at a price to be agreed.





## RATEABLE VALUE

The property has a Rateable Value of £7,000 and therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

## DATE OF ENTRY

The subjects will be available from September 2024 or earlier by agreement.

## VAT

The property has not been elected for VAT and therefore no VAT will be payable on the rent.

## LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant responsible for any Land & Buildings Transaction Tax and Registration dues.

## ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

## VIEWING AND FURTHER INFORMATION

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INDICATIVE ONLY - NOT TO SCALE  
**FLOORPLAN**