



Modern Office Suites - Capable of Sub Division

5th Floor, Merchants House, 30 George Square, Glasgow, G2 1EG

Location

Merchants House is located on George Square, arguably Glasgow's most prestigious business address. The building occupies a prominent corner position at the junction of George Square and West George Street.

The location benefits from an abundance of retail and leisure amenities close by on Buchanan Street and the surrounding area. George Square has recently benefited from the opening of a number of high profile restaurants adding to the locations impressive leisure offering.

Surrounding occupiers include Rainbow Room International, Glasgow Chamber of Commerce, TC Young Solicitors, Jamie's Italian, Browns Restaurant & Brassiere, Arvato, Anchorline and the Millennium Hotel.

The redeveloped Glasgow Queen Street Station lies immediately adjacent, providing frequent services to Edinburgh (8-10 per hour) and north to Dundee, Aberdeen and Inverness. Glasgow Central Station is a short walk as is Buchanan Street Subway Station.

Description

Merchants House is a striking Grade A listed building arranged over ground and five upper floors offering modern accommodation within traditional surroundings.

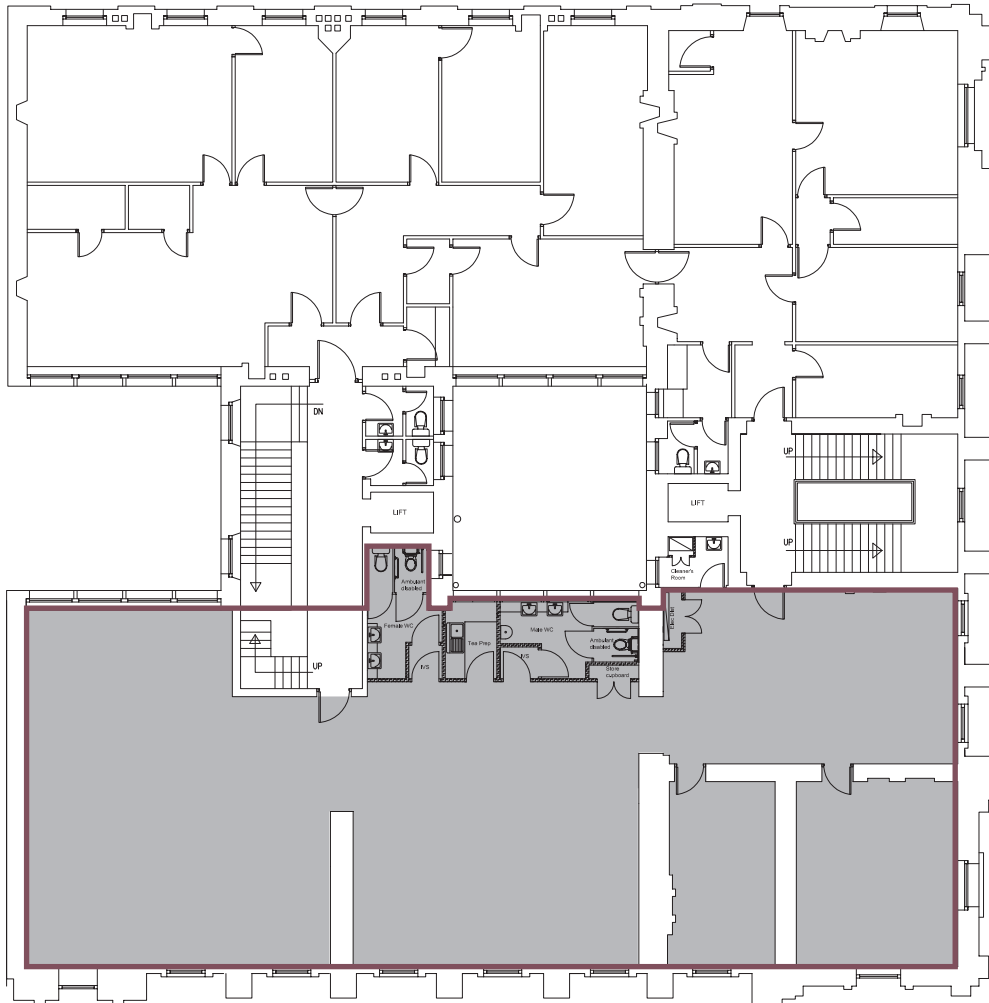
The subjects are accessed from the entrance at 30 George Square with a secondary point of access to the suite also from 7 West George Street. A passenger lift provides access to all floors in the building. Overlooking George Square the office is currently arranged as cellular offices around the perimeter although the space is very flexible and can easily adapt to an open plan layout. There are male and female toilets and a kitchen accessed within the office suite.

There is a raised access floor with a carpet finish, the partitions are part glass and there is a suspended ceiling with integrated modern light fittings. Heating is from a gas fired central heating system.

For further information please call today 0141 556 1222



Floor Plan



Floor Areas

In accordance with the 6th Edition of the RICS Code of Measuring Practice, we calculate the subjects to have the following net internal area:

2,485 sq ft (230.95 sq m)

The premises are capable of sub division which would create offices of approximately 805 sq ft (74.79 sq m) and 1,680 sq ft (156.08 sq m).

Rent / Terms

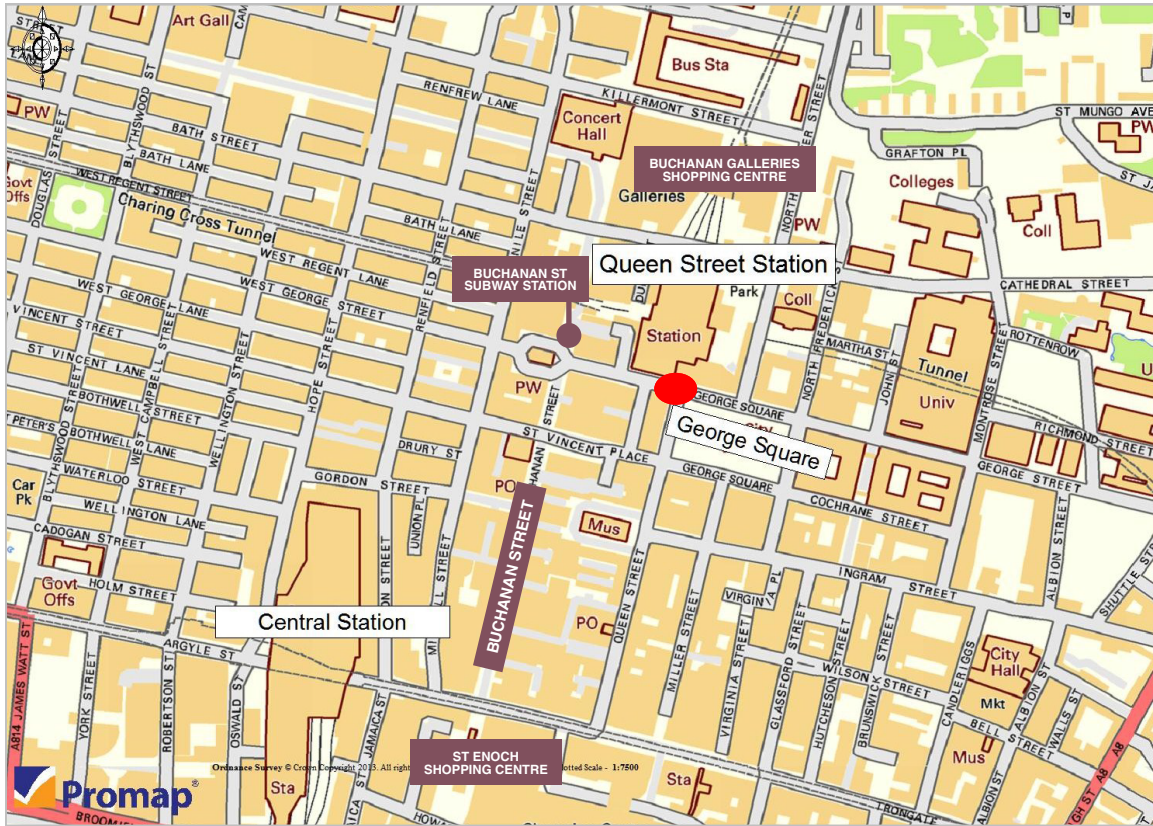
£32,500 per annum exclusive of VAT.

The premises are offered on full repairing and insuring terms for a period to be agreed.

For information on sub division please contact the letting agent..

Service Charge

The tenant will pay a share of the service charge for the building. Further details about the service charge are available upon request.



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Business Rates

RV	£23,500
UBR	£0.49 / £1
Payable	£11,515

Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Energy Performance Certificate

A copy of the EPC will be provided upon application.

Date of Entry

By arrangement.

Viewing

Marc Erunlu
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Lapsley McManus Property Consultants
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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. February 2022.