



## To Let

Refurbished Office Accommodation

Second Floor & Third Floor      2F – 110.0 sq m (1,184 sq ft)

125 Buchanan Street              3F – 107.1 sq m (1,153 sq ft)

Glasgow

G1 2JA

## Location

125 Buchanan Street is located in the heart of Glasgow city centre and benefits from excellent transport connectivity, shopping and restaurants all within easy reach, as follows:

- Buchanan Galleries c. 4 mins walk
- Queen Street Station c. 4 mins walk
- Central Station c. 4 mins walk
- Buchanan Street underground c. 2 mins walk
- Mitchell Street NCP c. 2 mins walk

## Description

The available space forms part of a sandstone block, planned over ground and three upper floors.

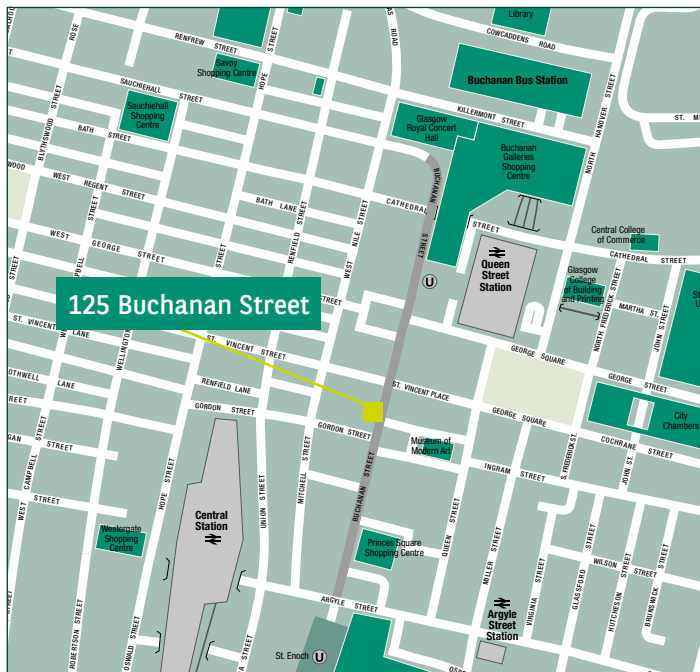
The suites are accessed off the main stairwell. The second floor provides mainly open plan space, whilst the third floor is split into four offices. Both floors are being refurbished and on completion, each suite will offer the following specification:

- Category 2 light units
- Perimeter power + electric heating
- New carpeting and decoration
- Male/Female toilet
- Tea preparation facility

## Accommodation

The suites have been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Accommodation	Sq M	Sq Ft
2F	110.0	1,184
3F	107.1	1,153
<b>TOTAL</b>	<b>217.1</b>	<b>2,337</b>



## Terms

The suites are available to let on either a floor by floor basis or together, on a new Full Repairing and Insuring lease on terms to be agreed.

2F Rent, £14,500 per annum, exclusive of VAT

3F Rent, £13,500 per annum, exclusive of VAT

## Energy Performance Certificate

The suites have the following EPC rating:

2F B

3F B

## Rateable Value

Each suite will need to be assessed on occupation. Interested parties should contact the local assessor's office for further information.

## Legal Costs & VAT

Each party will be responsible for their own legal costs incurred in the transaction. However, the ingoing tenant(s) will be responsible for Stamp Duty Land Tax, Registration Dues and any VAT thereafter.

All figures are quoted exclusive of VAT, which will be payable at the prevailing rate.

## Viewing & Further Information

To arrange a viewing or to request further information please contact the sole disposal agents:

Nadir Khan-Juhoor

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