



## To Let

Refurbished Office Accommodation

Second Floor

125 Buchanan Street

Glasgow

G1 2JA

2F South – 110.0 sq m (1,184 sq ft)

2F North – 110.5 sq m (1,190 sq ft)

3F North – 115.6 sq m (1,244 sq ft)

## 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 north suite provides cellular office space split in to five rooms. The third floor north suite will be available from September 2016. The second floor south suite provides mainly open plan space. 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 South	110.0	1,184
2F North	110.5	1,190
3F North	115.6	1,244
<b>TOTAL</b>	<b>336.1</b>	<b>3,618</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 South	Rent, £14,500 per annum, exclusive of VAT
2F North	Rent, £14,600 per annum, exclusive of VAT
3F North	Rent, £15,240 per annum, exclusive of VAT

## Energy Performance Certificate

The suites have the following EPC rating:

2F South	B
2F North	B
3F North	B (anticipated post completion of refurbishment)

## 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:

### BNP Paribas Real Estate

Nadir Khan-Juhoor  
e-mail: nadir.khan-juhoor@bnpparibas.com

### BNP Paribas Real Estate

Marcus Weurman  
e-mail: marcus.weurman@bnpparibas.com

1st Floor (Suite 1)  
15 Exchange Place, Glasgow  
G1 3AN

0141 397 9067

**Misrepresentation Act 1967:** BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 1989:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Photographs and Particulars dated: July 2016.