

TO LET

Office Accommodation

- Self Contained Top/3rd Floor Offices
- 1,541 sq ft (143.16 sq m)
- One Garage Car Parking Space
- Two Meeting Rooms and Kitchen Break Out Area

226

ST VINCENT STREET

Glasgow | G2 5RQ

 PLAY VIDEO

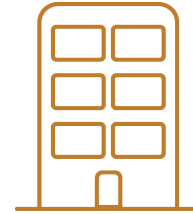


Location and Description



St Vincent Street is one of Glasgow's best known office locations in the heart of the city. Surrounded by a wide variety of business occupiers, the location is excellent for access to all the core city centre coffee shop, restaurant, retail, gym and other facilities.

The property is south facing on the corner of St Vincent Street and Blythswood Street, one block from Bothwell Street and Blythswood Square.



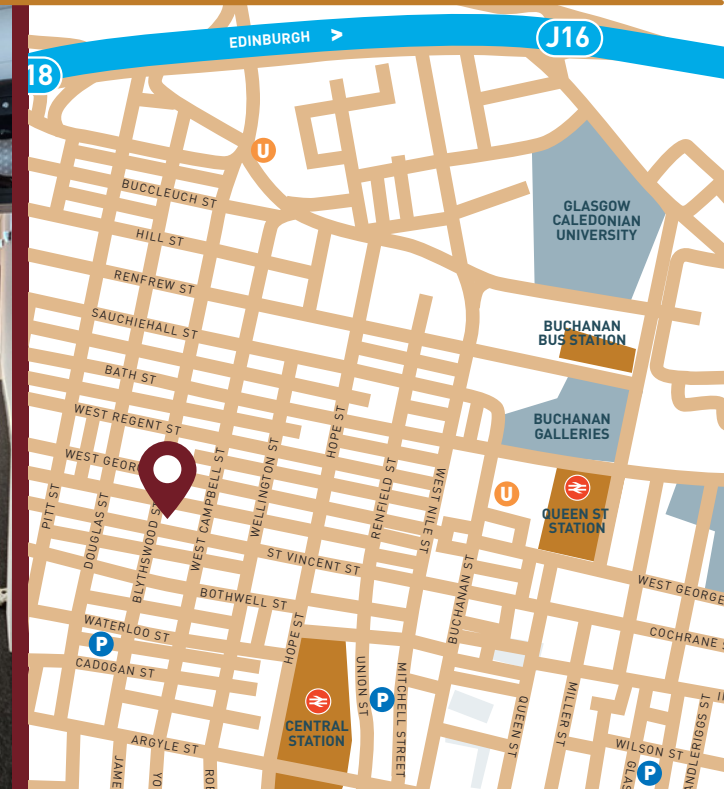
226 St Vincent Street is a category 'B' elegant and prominent listed corner townhouse style building with private garage car parking.

This self-contained 3rd floor provides attractive bright open plan office space with secure entry and lift access. Currently fitted out with two boardrooms/meeting rooms and an excellent kitchen and break out area, the suite has just been recarpeted and redecorated having only recently been vacated. The suite has a suspended ceiling with cat 2 lighting, gas fired central heating and access to male and female toilet facilities.

There is one garage car parking space available with this suite.



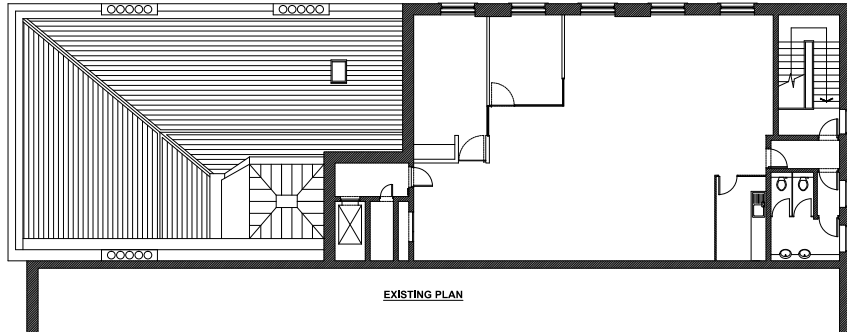
Central and Queen Street mainline stations are a short walk away with bus services all nearby and public car parks. There is metered on street parking.



Accommodation

The suite has a lettable floor area of:

Third Floor	1,541 sq ft	(143.16 sq m)
-------------	-------------	---------------



EPC

The suite has an EPC 'C'.

Lease Terms

The suite is available on a new flexible length lease to meet the tenant's requirements, on full repairing and insuring terms.

Rent

The rent is £23,150 per annum, excluding VAT, building service charge/insurance, local authority rates and other statutory charges.

Entry

The suite is immediately available.

Service Charge

The tenant is liable for a proportionate share of the building operating and heating costs. Details are available on request.

Rateable Value

The tenant will be liable for local authority rates:

Office rateable value: £18,600

Car parking space rateable value: £2,500

VAT & Legal Costs

All figures are indicated excluding vat and each party will bear their own legal costs with the ingoing tenant being responsible for an lease registration dues and LBTT.

Viewing & Further Information

To arrange access or for further details please contact Phil Reid:

T: 0141 225 5168

M: 07876 398 465

E: phil@philreidassociates.com

www.philreidassociates.com



Misdescriptions:
The Agents for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. Intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely, (2) No person in the employment of The Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) The images, floorplans, dimensions and floor areas in the brochure are indicative only. May 2024. Produced by Designworks.