

TO LET

First Floor Offices

2,587 sq ft

- Superb outlook over Blythwood Square
- Prestigious central location
- High quality fitout
- Two garage parking spaces

18

BLYTHSWOOD SQUARE

Glasgow | G2 4BG



Location and Description



Number 18 is located on the south side of Blythswood Square and is one of Glasgow's most prestigious office locations. The surrounding buildings are occupied by a mix of professional and financial institutions and in close proximity are the 5 Star Kimpton Blythswood Square Hotel as well as the Dakota and Malmaison Hotels.

There is extensive on-street parking and easy access to the M8. A variety of restaurants, coffee shops, gym and other retail facilities are nearby.



The 1st floor office suite overlooks Blythswood Square and is fitted out to a high specification to include:

- Large central open plan office space with 3 separate glass partitioned offices
- Secure door entry and lift access from ground floor
- A spacious boardroom with an adjoining breakout area overlooking Blythswood Square gardens
- Raised access flooring
- Attractive reception area
- An excellent staff area with fitted kitchen facilities
- Dedicated male and female toilets with staff shower facilities



Queen Street and Glasgow Central Train Stations are easily accessible on foot and there are various bus services nearby.



Accommodation

The office suite extends to approximately:

240.3 sq m

2,587 sq ft



Lease & Rent

The office is held on an FRI lease expiring 15th July 2028 at a passing rent of £46,500 per annum exclusive of VAT, rates payable and service charge. The annual rental includes the 2 garage car parking spaces.

Rateable Value

There are separate entries listed on the Assessors website for both the office and the car parking spaces as follows:

Office

Rateable Value £35,500

Rates Payable £17,679

Car Spaces

Rateable Value £4,440

Rates Payable £2,191.20

EPC

The building currently has an EPC rating of C.

Service Charge

There is a service charge for the building which covers the common items of expenditure. It is understood that the share of the costs for the current budget year is estimated at £13,200 ex VAT.

Anti Money Laundering Regulations

In accordance with Anti Money Laundering Regulations, the successful tenant will be required to provide two forms of identification and provide confirmation of proof of their source of funding.

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. October 2024. Produced by Designworks.

