97-99 West Regent St Glasgow G2 2BA

First Floor Front Office Suite Fully Furnished

1067 sq ft (99.13 sq m)



Description

The suite has excellent natural daylight and is accessed via a secure door entry system from a refurbished townhouse entrance lobby.

The suites will provide the following specification:

- Fully furnished
- General office / breakout area, main office and boardroom
- Window blind branding opportunity
- Perimeter trunking
- Large kitchen area
- Dedicated male and female toilets

Location

Close to Buchanan Street, Glasgow's main retailing thoroughfare

5 minutes' walk from both Glasgow Central & Queen Street stations

Prime city centre business address

Wide range of bars, restaurants and cafés within the vicinity

Plug & Play immediate occupation – including furniture

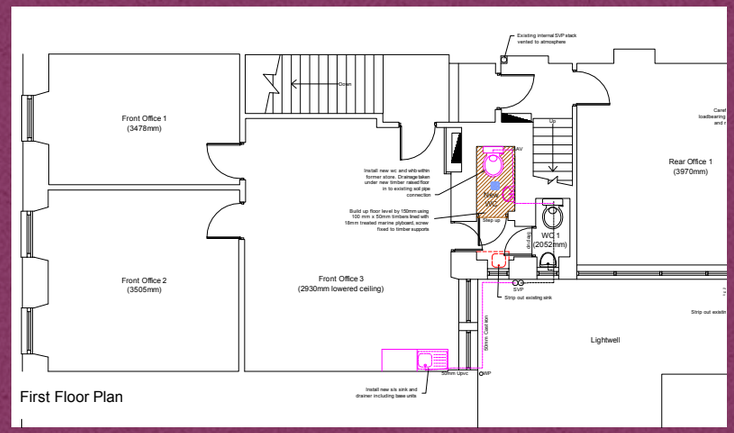
Excellent city centre location

The rateable value is £9,600 so 100% rates relief may apply

3 large rooms



97-99
West Regent St
Glasgow G2 2BA













Accommodation

The approximate net internal floor areas are as follows:

FLOOR	SQ FT	SQ M
1st Floor (Front)	1067	99.13

Terms and Rent

The suite is available to lease by way of a new Full Repairing and Insuring lease for a term to be agreed. Rent on application. The tenant pays an additional building service charge.

Legal Costs

Each party will be responsible for their own legal costs incurred with an ingoing tenant being responsible for any Land and Building Transaction Tax, recording dues and VAT as applicable.

EPC

On application.

No VAT On Rent

We are advised by our client that no vat is payable on the rent but that the building common charges are subject to vat.

Viewing and Further Information

PhilReid associates
0141 225 5168

Phil Reid
phil@philreidassociates.com
07876 398 465

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