

**TO LET
CITY CENTRE OFFICE SUITE
SECOND FLOOR**

**226 ST VINCENT STREET
GLASGOW
G2 5RQ**

***New Quoting Rent*
*Incentives Available***

LOCATION

The building occupies a prominent position on the corner of St Vincent Street and Blythswood Street within close proximity of the city centre. Both Glasgow Central and Queen Street railway stations are within walking distance, as are Buchanan Street and Sauchiehall Street. It is also well situated with easy motorway access to the M8. The majority of properties in the location are in office use.

DESCRIPTION

The building is of original sandstone construction arranged over ground, basement and three upper floors. Access to the subjects is via a communal main door and there is lift access to all floors.

The subjects comprise a private office situated on the second floor with the benefit of excellent natural light. The suite can be provided fully fitted with desks, chairs, and storage cabinets if required and additional meeting rooms can be made available on an ad hoc basis.

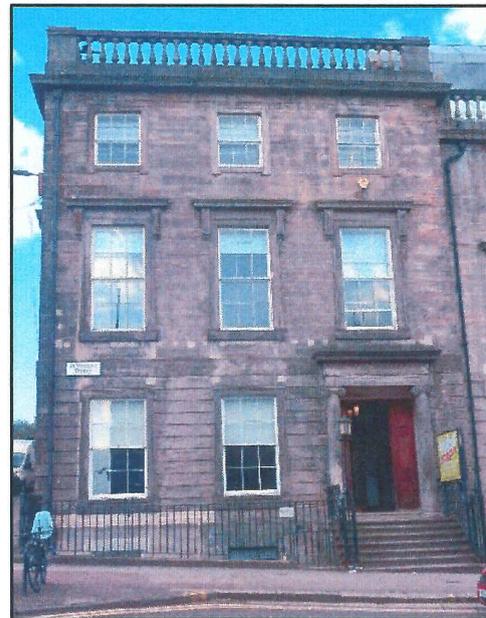
ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a net internal basis. The demised suite extends to:

Second Floor NIA: 812 ft² (75.43 m²)

TERMS

The offices are available on the basis of a new full repairing and insuring lease at an initial rent of £11,500 per annum exclusive.



ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of 'C'. Further details can be provided upon request.

RATING

The subjects are entered into the Valuation Roll as follows:

Rateable Value ('24/'25): £10,000

Qualifying parties may benefit from 100% rates relief under the Small Business Bonus Scheme.

LEGAL COSTS

Each party is to be responsible for their own legal costs, with the ingoing tenant responsible for LBTT, registration dues and any VAT incurred thereon.

VAT

All terms are quoted net of VAT.

ENTRY

Entry can be provided on completion of legal formalities.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

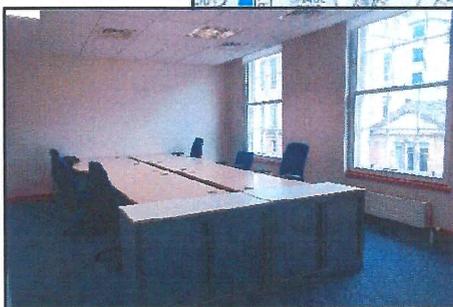
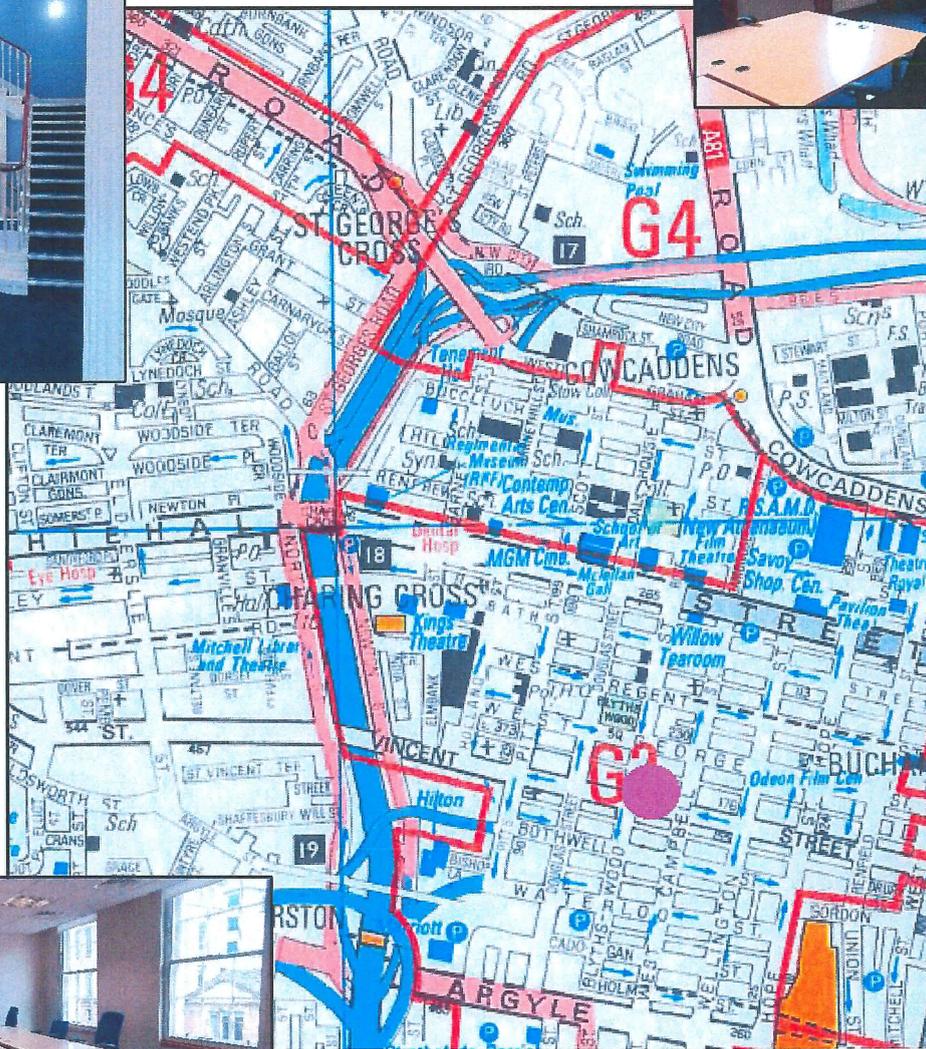
VIEWING/FURTHER INFORMATION

Strictly through the sole agents:
Whitelaw Baikie Figs

Contact: Gavin Anderson
Tel: 0141 221 6161
Email: gavin@wbf.co.uk



LOCATION PLAN



Details updated 29th May 2024

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.