

*** TO LET / MAY SELL ***
SUPERIOR THIRD FLOOR
OFFICE SUITE

21 BLYTHSWOOD SQUARE
GLASGOW
G2 4BL

Location

Blythwood Square is one of Glasgow's premier business addresses and is well located within the central business district. 21 Blythwood Square occupies a prominent corner position overlooking the square.

Nearby occupiers include Brodies, Tenon, Scottish Friendly Society and Reith Lambert.

Description

The property comprises the third floor of 21 Blythwood Square. The suite is fitted out to a high standard and has been partially sub divided to create a superior quality glazed Board Room together with a small meeting room.

Areas & Dimensions

From our measured inspection we would confirm the property extends to the following areas and dimensions;

Third Floor: 1,901 ft² (176.6 m²)

In addition car parking spaces may be made available by separate negotiation.

Terms

The property is offered to the market on a new full repairing and insuring lease for a period to be agreed incorporating regular upward only rent reviews.

Rental offers are invited. Alternatively our clients may consider disposing of their feuhold interest.



Energy Performance Certificate

The property has an EPC rating of 'F'.

Rating

We understand the property is entered in the Valuation Roll as follows:-

Description: Office
Rateable Value ('18/'19): £26,750

Entry

Early entry can be facilitated upon completion of legal formalities.

Legal Costs

Each party is to be responsible for their own legal costs. For the avoidance of doubt the ingoing tenant will be responsible for Land & Building Transaction Tax (LBTT), registration dues and any VAT payable.

Viewing/Further Information

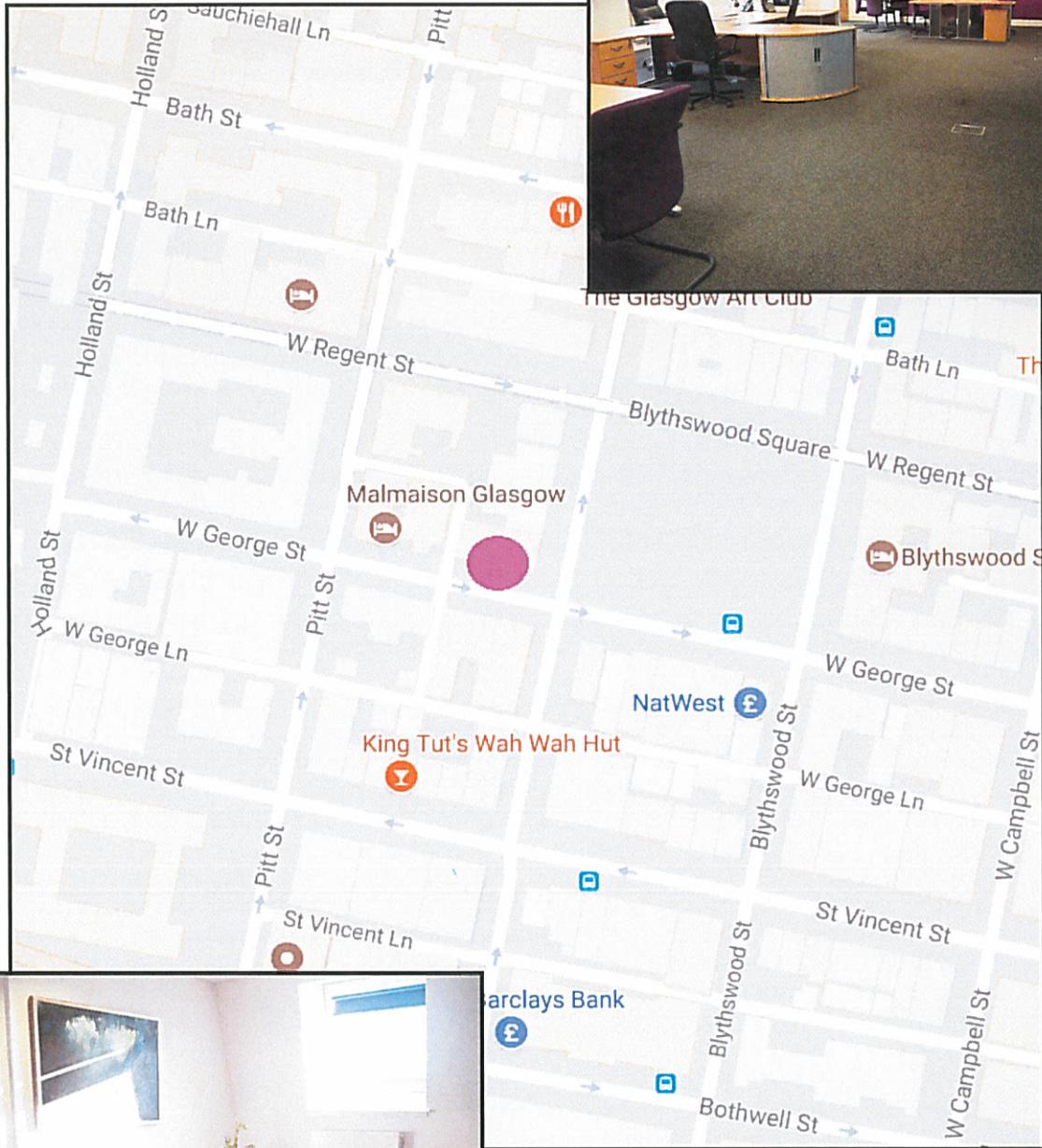
Arrangements to view are to be made strictly through the sole agents;

Whitelaw Baikie Figes

Tel: 0141 221 6161

Contact: Gavin Anderson
Email: gavin@wbf.co.uk

Location Plan



Details updated 10th April 2018

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.
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- 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.