TO LET
OFFICE SUITE

GRAHAM SIBBALD



5/2 Bell Street, Glasgow, G1 1LG

- Fifth floor office suite
- Located within the heart of the Merchant City
- Extends to approximately 171.90 sq.m. (1,850 sq.ft.)
- New FRI Lease available
- Rental offers in excess of £18,000 per annum, exclusive of VAT

LOCATION

The subjects are located on the south side of Bell Street, within the Merchant City area of Glasgow. The Merchant City has a variety of leisure and retail occupiers. Merchant City is in walking distance of both Glasgow Central and Queen Street railway stations.

Nearby occupiers include O'Neill's, Arta and Mharsanta.

DESCRIPTION

The subjects comprise a fifth floor office suite within a larger six storey office building constructed from red sandstone surmounted by a flat roof. Internally, the subjects benefit from open plan floor space with separate tea prep and WC facilities as well as individual offices. There are large timber sash & case windows facing onto Bell Street, providing excellent levels of natural light.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we calculate the following approximate net internal area:

Fifth Floor: 171.90 sq.m. (1,850 sq.ft.)

RENT

We are instructed to seek offers over £18,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting it is likely our client will require an advance rental payment.



Full details are available from the letting agents.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Rateable Value of £13,400. The poundage rates for 2025/2026 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION Strictly by appointment through Messrs Graham + Sibbald LLP

233 St. Vincent Street
Glasgow
G2 5QY

To arrange a viewing please contact:



Louise Gartland
Commercial Agent
07989 352731
louise.gartland@g-s.co.uk



Emma Smith
Commercial Property Agent
07435 863212
emma.smith@g-s.co.uk

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2025