FOR SALE

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Substantial Stand-Alone Office Building/ Development Opportunity

MARTYRS' SCHOOL
17 PARSON STREET,
GLASGOW | G4 0PX

- Former school designed by Charles Rennie Mackintosh
- Currently occupied as a stand-alone office building
- Extends to approximately 1,018sqm (10,994sqft) NIA
- Located adjacent to M8
- Suitable for a variety of uses

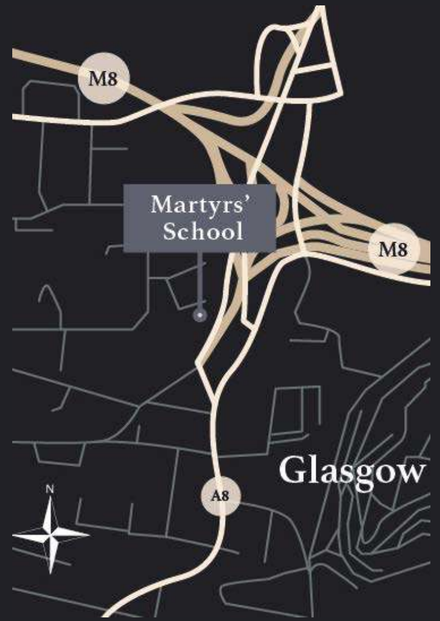
GRAHAM + SIBBALD

Location

Glasgow is Scotland's largest city, with a resident population in excess of 600,000, and a catchment of some 1.2M. The city benefits from a diverse and growing economy, with sectors including financial services, retail, tourism, technology and higher education. The recent growth in the city has seen occupiers such as Barclays, JP Morgan, Morgan Stanley and others take significant office space.

With over 60,000 students attending five major higher education institutions, including Glasgow University, Strathclyde University and Glasgow School of Art, the city is a young and vibrant place to live and work.

The subjects are located on the south side of Parson Street in the Townhead area, approximately one mile from the city centre. This part of the city has excellent transport links, with J15 of the M8 located adjacent to the property. In addition, Glasgow Royal Infirmary, with around 1,000 beds, is only 100 yards away.



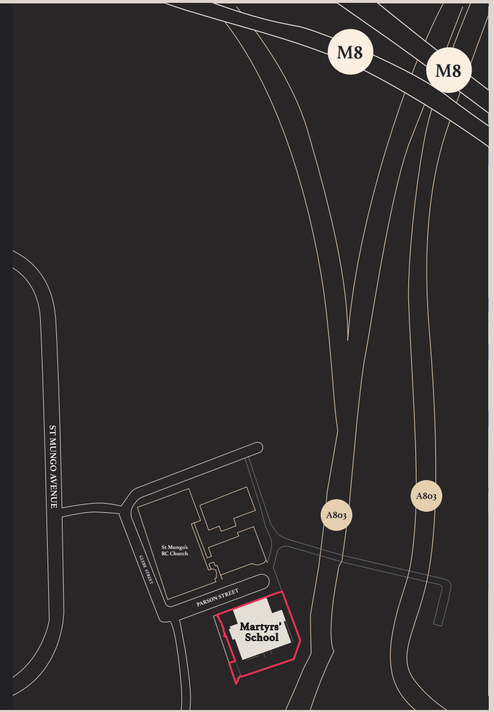
Description

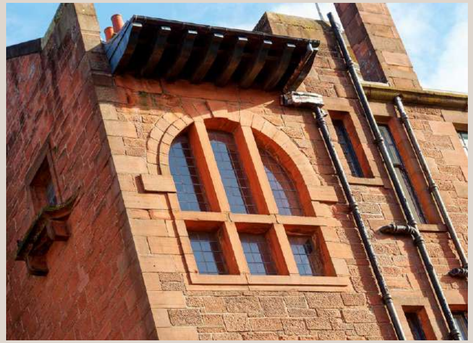
The subjects comprise a Category A listed substantial three storey and basement red sandstone building, designed by world renowned architect, Charles Rennie Mackintosh, which was formerly Martyrs' Public School and has recently been occupied as office accommodation.

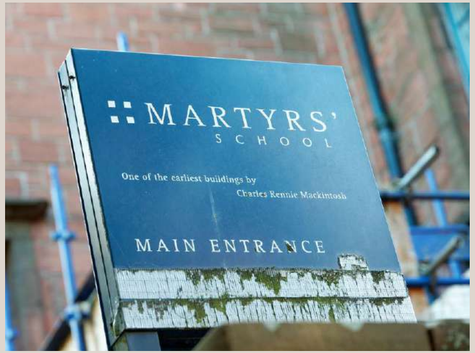
Situated in a prominent position adjacent to J15 of the M8 and Glasgow Royal Infirmary, the property is ideally located to provide an occupier with the benefits of a city centre location, whilst also offering excellent communication links.

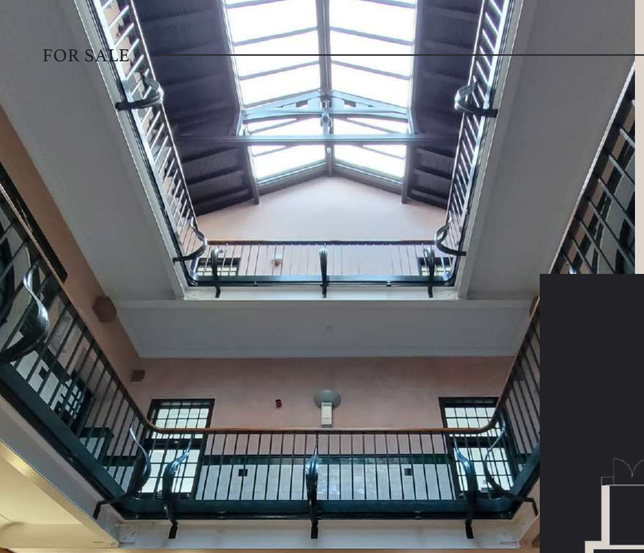
Internally the subjects are laid out to provide a number of large office suites, situated around a central atrium. There is lift and stair access to all levels.

Internally there are a number of architectural features unique to Rennie Mackintosh.

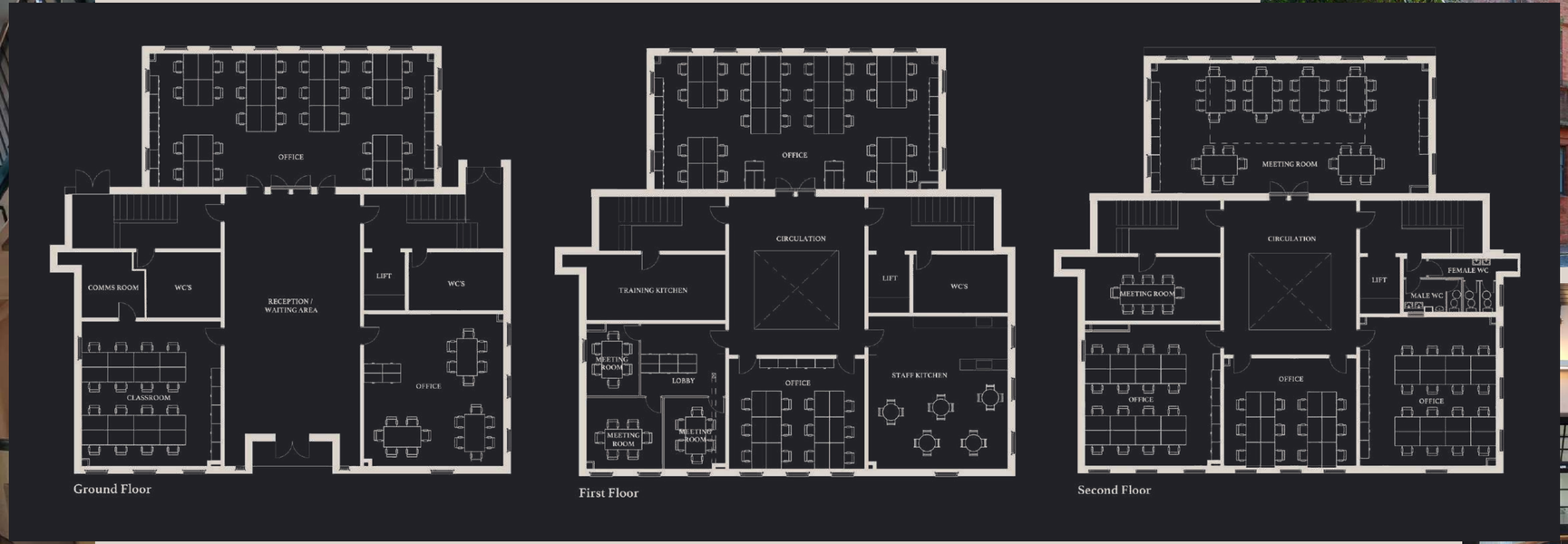


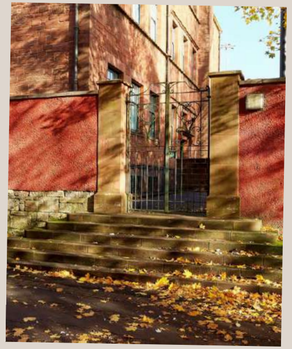


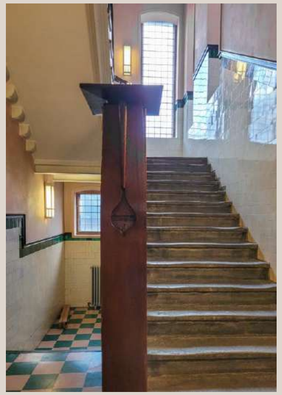


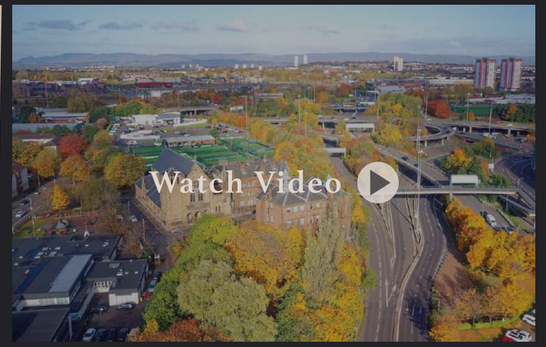


Building Floor Plans





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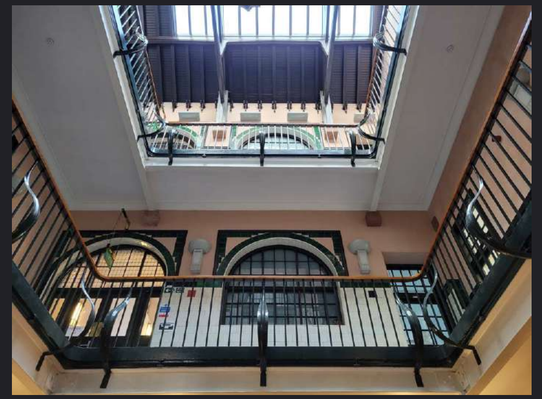

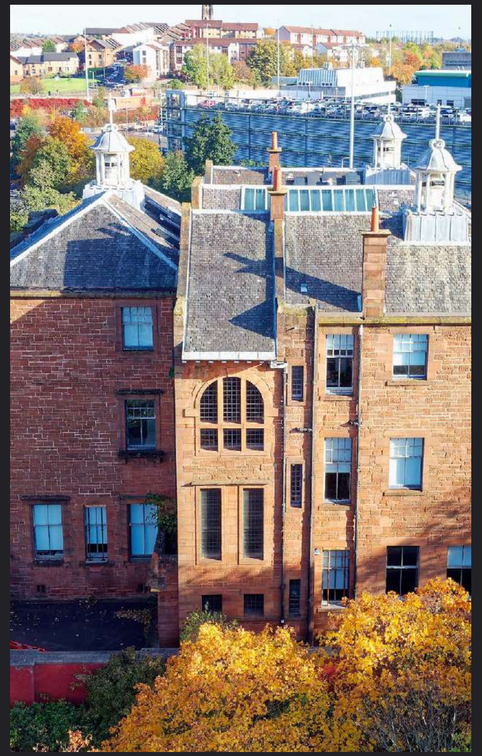

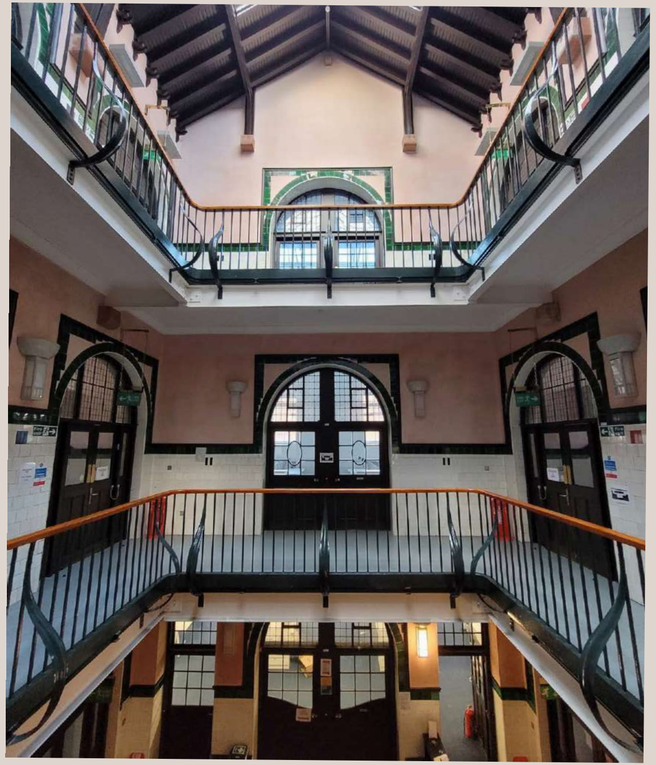

Accommodation

In accordance with the RICS Property Measurement Professional Statement (2nd Edition) we calculate that the property has the following approximate Net Internal floor areas:

GROUND:	374 sq m	4,026 sq ft
FIRST:	322 sq m	3,466 sq ft
SECOND:	322 sq m	3,466 sq ft
TOTAL:	**1,018 sq m**	**10,994 sq ft**

Proposal

The property is offered For Sale. Full details on price are available from the agents.

Rating

The property has the following rating assessment:

Rateable Value: £72,250

The current UBR for the premises is £0.535

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the purchaser shall be liable for LBTT, Extract Copies and VAT thereon.

Planning

The property is a visually prominent, high profile and architecturally significant building, therefore any proposals should include a Conservation Statement that will reflect a thorough understanding of the architectural and historical significance of the asset including assessment against Historic Environment Policy SG9 and Historic Environment Scotland's Managing Change Guidance Use and Adaptation of Listed Buildings.

Proposals for the site should align with National Planning Framework 4: NPF4 plus relevant City Development Plan Policies and associated strategies including the Townhead District Regeneration Framework (DRF). Alterations to the building will require Listed Building Consent and Change of Use of the property will require Planning Permission. The Planning Service strongly encourages pre-application discussions in advance of making any required applications.

FOR SALE

Viewing & further information

Please Contact

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