egm.

To Let



1 Blythswood Square

Glasgow, G2 4AD

Refurbished office accommdation in one of Glasgow's finest addresses.

410 to 1,815 sq ft

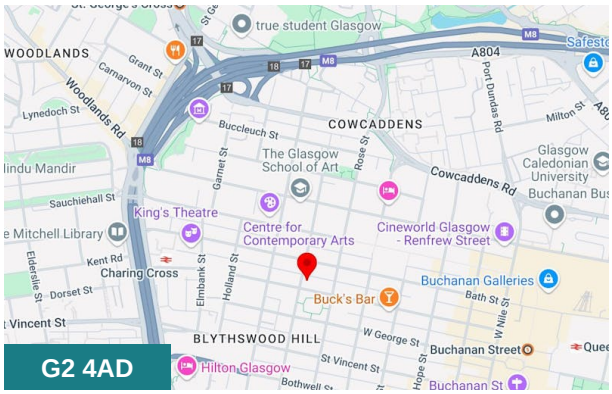
(38.09 to 168.62 sq m)

- Prime office address
- Mixture of open plan office rooms, available in whole or part
- Dedicated kitchen facilities on each floor
- Parking available (with EV charging)
- LG floor 100% rates exempt under the SBBS

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Summary

Available Size	410 to 1,815 sq ft
Rent	£20 - £25 per sq ft
Business Rates	The LG floor suite will benefit from 100% rates relief under the Small Business Bonus Scheme.
Service Charge	£4 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

1 Blythswood Square provides a variety of office suites in a prime location overlooking Blythswood Square. The common entrance lobby provides access to lifts to upper floors with dedicated kitchen facilities and WCs located on each floor. Existing broadband is available in the building providing ease of access.

Location

1 Blythswood Square provides an exclusive address in the heart of the Core Business District (CBD) and within close proximity to surrounding amenities including a number of bars, cafes, restaurants and hotels.

Blythswood Square provides plenty of on street visitor parking while Glasgow Central Station and Queen Street Station are only 7 and 10 minutes walking distance respectively.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,815	168.62	Available
Lower Ground	410	38.09	Available
Total	**2,225**	**206.71**	

Viewing & Further Information

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