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TO LET

Office, Retail

559 SAUCHIEHALL STREET, GLASGOW, G3 7PQ

Situated in the Park Area of Glasgow, this busy parade acts as the main link between the City's West End and City Centre

- Contemporary offices
- High standard specification
- Main road frontage
- Busy arterial route
- High levels of footfall
- Excellent transport links

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LOCATION

The subjects are located on the south side of Sauchiehall Street, close to its junction with Charing Cross in Glasgow City Centre. Situated in the Park Area of Glasgow, this busy parade acts as the main link between the City's West End and City Centre. The property leads onto the Sauchiehall Street area of Glasgow's prime pub / leisure circuit.

There is good access to all forms of public access, including Glasgow Central and Queen Street Railway Stations, as well as various bus routes. The property also offers excellent road links provide by the adjacent M8 motorway. Neighbouring occupiers include Akbar's, Co-op Food, The Haberdashery, and Bufalo Grill.

DESCRIPTION

The subjects comprise the ground and basement floors within a mixed use building with contemporary retail/office space located on the ground floor and basement and residential space above.

The ground floor benefits from a reception/waiting area, open plan office in addition to cellular admin/storage spaces. The basement floor has a large meeting room, kitchen and staff welfare facilities.

The floor throughout the ground floor is covered in tile and carpet tiles on the basement floor. The walls are a mix of exposed stone and plaster/paint. The ceilings incorporate LED spot and pendant lighting. Space heating is provided electrically. The property also benefits from a number of period features.

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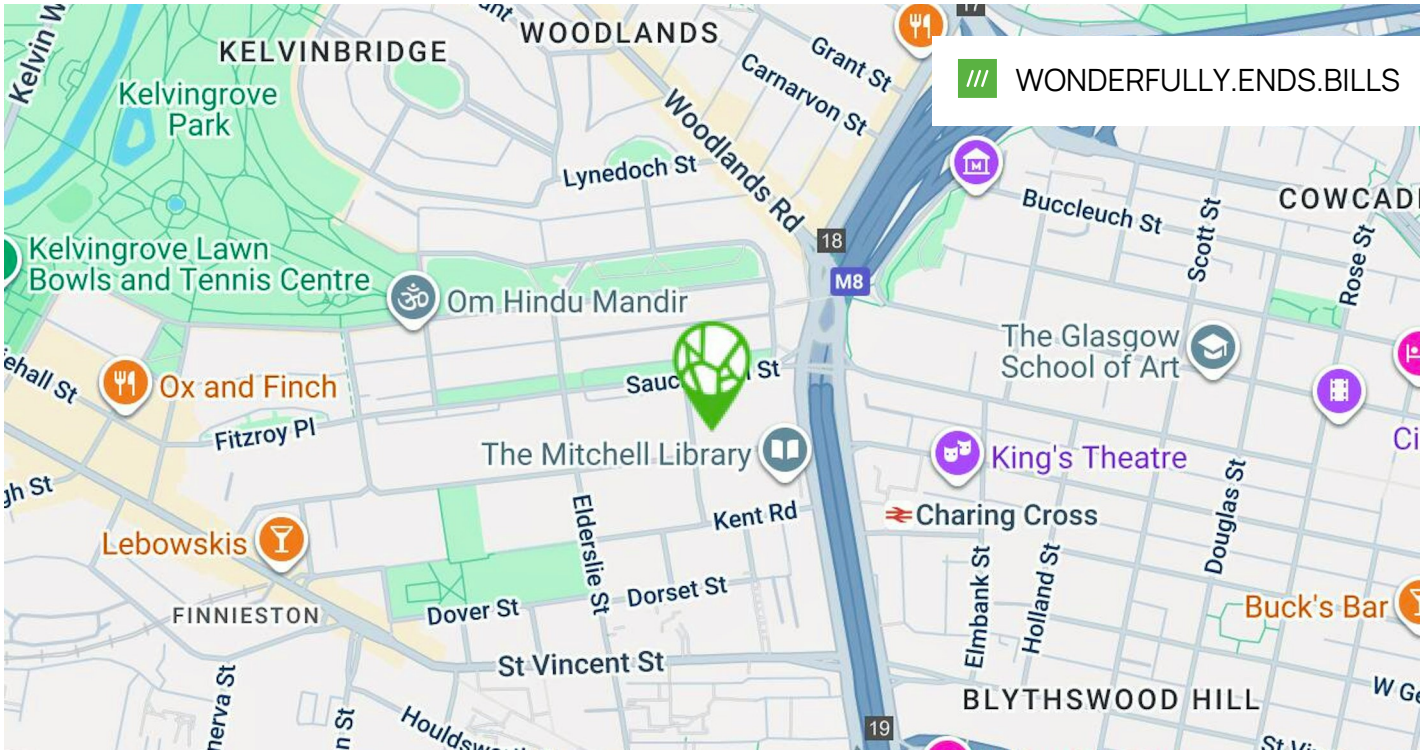

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Office	928	86.21
Basement	Office	635	58.99
Total		1,563	145.20

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £27,500 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £21,000.

EPC

B (22)

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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