TO LET - OFFICE

101 TRONGATE

MERCHANT CITY, GLASGOW, G1 5HD



KEY HIGHLIGHTS

- 825 to 1,690 sq ft
- Finished to a high standard with excellent specification
- Available for immediate occupation
- Fully refurbished Category B Listed Building
- Undergoing internal redecoration / new carpets
- Eligible for 100% rates relief

SUMMARY

Available Size	825 to 1,690 sq ft
Rent	£12,000 - £24,000 per annum
Business Rates	The subjects require to be re-assessed however it is anticipated they will be eligible for 100% rates relief.
VAT	Applicable
EPC Rating	Upon enquiry

DESCRIPTION

Self-contained office suite within a fully refurbished Category B blonde sandstone building.

Secure door entry from street level where a passenger staircase provides access to the upper floors.

Fully self-contained providing bright accommodation with newly installed double-glazed sash encased windows.

Dedicated male & female WCs and kitchen tea-prep are provided.

LOCATION

Located within the heart of Glasgow's Merchant City on the south side of Trongate, by its junction with King Street, immediately opposite Candleriggs Square Development comprising 346 BTR scheme and 496 bed Social Hub Hotel.

Short walk to Central Station / Queen Station / Argyle Street Station Station and St Enoch & Buchanan Street Underground Stations.

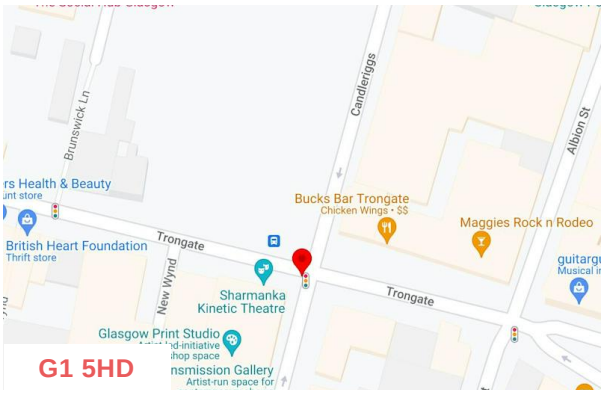
Various car parking options available within a short walk of the subjects where permits are available as well as on-street parking.

Immediate access to city centre eating / drinking / shopping amenities.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st	825	76.65	£12,000 /annum	Let
2nd	825	76.65	£12,000 /annum	Available
3rd	825	76.65	£12,000 /annum	Let
Total	**2,475**	**229.95**		









VIEWING & FURTHER INFORMATION

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