TO LET - OFFICE

THE STABLES

21 - 25 CARLTON COURT, GLASGOW, G5 9JP



KEY HIGHLIGHTS

- 1,316 to 5,985 sq ft
- Floors capable of being split to satisfy smaller requirements
- Situated just south of Glasgow City Centre
- Close proximity of the new Barclays Bank Campus & Buchanan Wharf development
- Recently refurbished to provide well-presented self contained office suites
- Available from £8,000 per annum and NO RATES
- Short walk to Glasgow City Centre's main shopping areas of Buchanan Street, Argyle Street, St Enoch Centre, Sauchiehall Street
- Excellent public transport links provided with Glasgow Central Station, Bridge Street Underground Station within walking distance

SUMMARY

Available Size	1,316 to 5,985 sq ft
Rent	£10 - £12 per sq ft
Business Rates	Upon Enquiry
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	G

DESCRIPTION

• Attractive Category B listed office building
• Secure gated access off Carlton Court, with secure entry system, providing access to attractive courtyard
• Access to the accommodation is found off the courtyard with 3 x entrances with two passenger staircases providing access to the upper floors
• Accommodation is setup to provide 8 x refurbished office suites with WC and kitchen tea preps on each floor
• The accommodation has been fully refurbished with fresh carpet tiles, LED lighting units, electric storage heaters

LOCATION

Glasgow is Scotland's largest city, and the third largest in the UK. The Stables is located on the South Bank of the River Clyde and occupies a prominent but quiet position in the middle of Carlton Court, adjacent to Cumbrae House (The Prince's Trust,) close to its junction with Bridge Street immediately south of the city centre.

Excellent nearby transport links are provided;

• 5-minute walk to Glasgow Central Station (400m)
• 3-minute walk to Bridge Street Underground Station
• Regular bus services operate on Bridge Street
• M8 and M74 motorway access found within a 5-minute drive
• Glasgow Airport 15-minute drive west

Parking is provided within the courtyard whilst metered on-street parking is provided and additional parking can be found at Bridge Street Underground Station as well as various multi-storey carparks in the city centre.

Eating and shopping amenities are found on Bridge Street with additional city centre amenities found just a 5-minute walk north at St Enoch Centre, Buchanan Galleries, Argyle Street.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 1	1,000	92.90	Under Offer
Suite - 2	1,766	164.07	Available
Suite - 3	1,316	122.26	Under Offer
Suite - 5	1,703	158.21	Under Offer
Suite - 6	1,539	142.98	Available
Suite - 7	1,364	126.72	Under Offer









VIEWING & FURTHER INFORMATION

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Name	sq ft	sq m	Availability
Total	**8,688**	**807.14**	

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