BRITTON PROPERTY

To Let – 3rd Floor North

Gresham Chambers, 45 West Nile Street
Glasgow G1 2PT



Prime office location

Close to all amenities – train stations, restaurants, bars etc

Open plan accommodation with excellent natural light

NIA: 1,907 sqft / 177.16 sqm

Rent: o/o £35,250 per annum

Location

The building occupies a prime central location in the heart of Glasgow's Central Business District on West Nile Street, within the heart of Glasgow City Centre and is almost equidistant from Glasgow Central Station and Queen Street Station. The building lies only 100 metres from Buchanan Street which offers the principal retailing within the City Centre and there are numerous bars, restaurants and coffee shops within the immediate vicinity including All-Bar-One, Vronis, Rosas Thai, Gaucho, The Drum and Monkey, Costa, Starbucks and Blank Street Coffee.

Description

The office suite comprises a mix of open plan and cellular accommodation with Tea Prep and WC facilities along with a break out area. The suite benefits from excellent natural lighting with aspects over West Nile Street and St Marys Court.

Accommodation

The premises extend to the following approximate areas:

Third Floor North: 1,907 sq ft / 177.16 sqm

Specification

- Open plan contemporary accommodation
- Excellent natural day lighting
- Integral LED lighting
- Perimeter trunking
- Gas fired central heating
- Self contained toilet facilities
- Tea prep facilities
- Lift access

Rent

Offers over £35,250pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

EPC

On application

Legal Costs

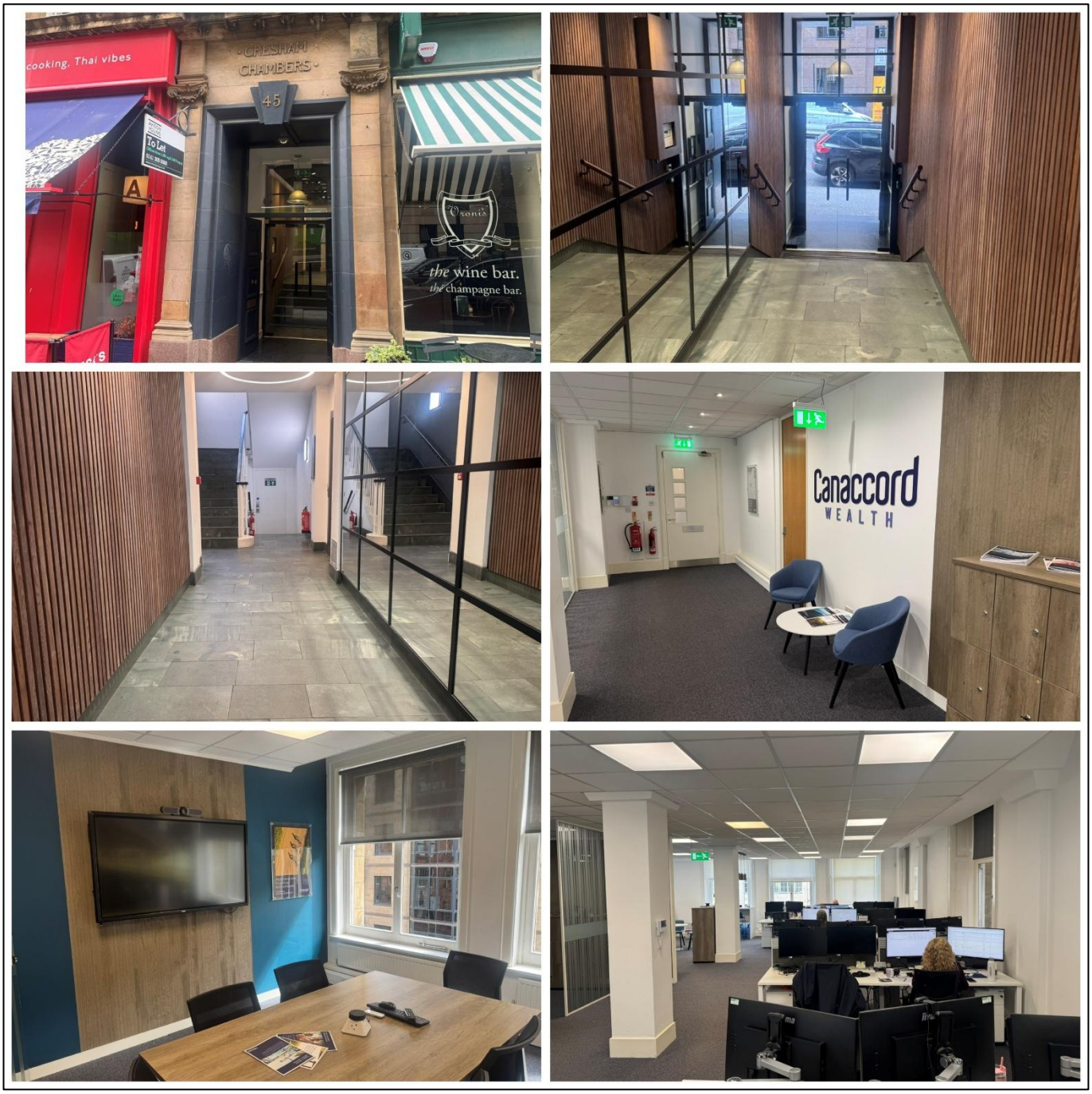
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

T. 07990 505 421 andrew@**brittonproperty**.co.uk **brittonproperty**.co.uk

BRITTON
PROPERTY

To Let – 3rd Floor North

Gresham Chambers, 45 West Nile Street
Glasgow G1 2PT



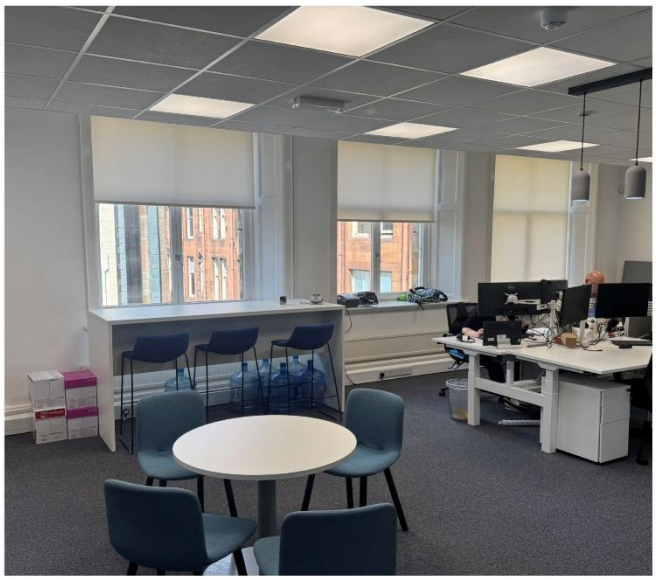
T. 07990 505 421 andrew@**brittonproperty**.co.uk **brittonproperty**.co.uk

BRITTON
PROPERTY

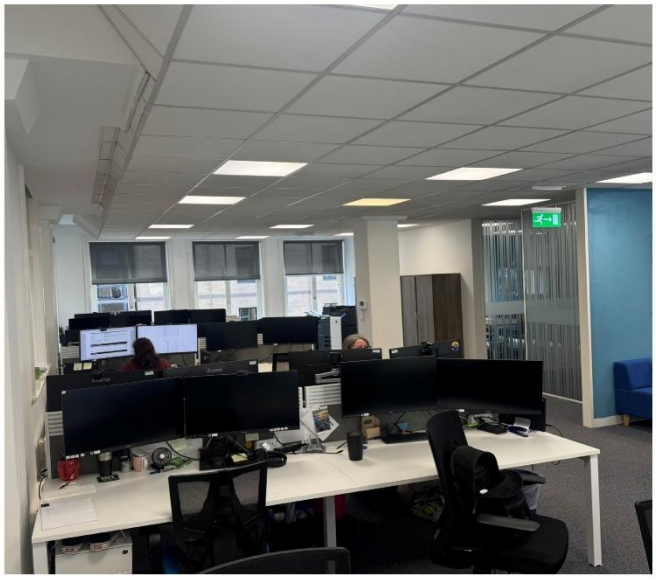
To Let – 3rd Floor North

Gresham Chambers, 45 West Nile Street
Glasgow G1 2PT







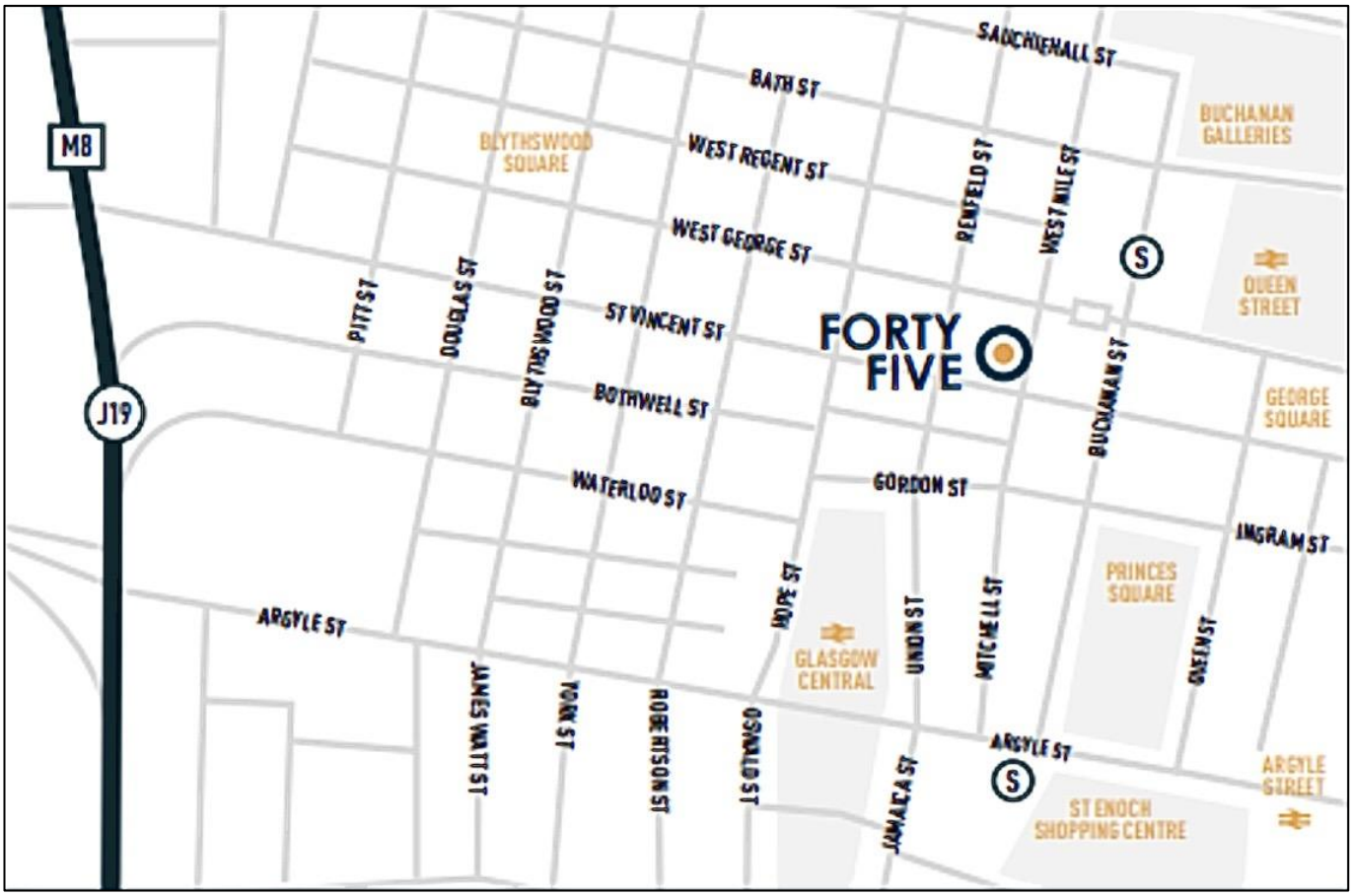


T. 07990 505 421 andrew@**brittonproperty**.co.uk **brittonproperty**.co.uk

BRITTON PROPERTY

To Let – 3rd Floor North

Gresham Chambers, 45 West Nile Street
Glasgow G1 2PT



Viewing strictly by appointment with BRITTON PROPERTY:

Andrew Britton
T. 07990 505 421
E. andrew@brittonproperty.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.