AVISON YOUNG

Office For Sale

For Sale - 4th Floor Office Suite

4/1 137 Sauchiehall Street, Glasgow, G2 3EW

For Sale - 4th Floor Office Suite in Central Glasgow

- Offers in excess of £250,000
- Raised accessed flooring
- Open plan Layout
- Kitchen/tea prep
- Secure door access
- 8 Person lift
- 2 meeting rooms

Summary

Available Size	3,080 sq ft
Price	Offers in excess of £250,000
Rates Payable	£5.70 per sq ft
Rateable Value	£35,250
Service Charge	£7.70 per sq ft
VAT	Applicable
EPC Rating	B

Location

The property is located on the south side of Sauchiehall Street close to the junction with Hope Street, in the heart of Glasgow city centre. It's central location allows for excellent transport links with both Central and Queen Street mainline railway stations within short walking distance. Buchanan Bus Station and Buchanan Street Subway Station are within 10 minutes' walk and there are numerous bus services operating along Hope Street. The surrounding area offers immediate access to a wide range of retail and leisure amenities and there are a number of hotels located nearby.

Sauchiehall Street is currently undergoing significant transformation with various initiatives underway to upgrade the public realm and regenerate the street with various new developments proposed or in planning.

Description

137 Sauchiehall Street comprises a four-storey plus attic Category B listed building. The building is entered via a secure door entry system into an attractive lift lobby with an eight-person lift and main staircase serving the upper floors. Level wheelchair access is provided from the street level and there is a communal accessible toilet situated on the 3rd floor which serves the whole building. Male and female WC's are located on the floor communal landing.

Internally, the 4th floor office comprises of a primarily open-plan layout, which wraps around a central light well. The offices are fitted out with a reception area, two good sized meeting rooms and a large kitchen within the front section. The rear section is mainly open plan with a storeroom and access to the rear fire escape.

Specification

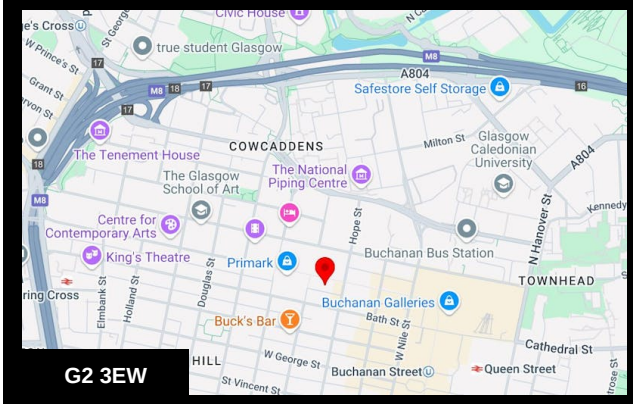
The specification of the offices includes:

- Raised access flooring,
- Exposed ceilings with suspended fluorescent light fittings,
- Gas central heating provided via two gas combination boilers – one serving the front section and the other the rear.
- Existing fit-out comprising x2 meeting rooms and a kitchen/break out room

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Price	Rates Payable (sq ft)	Service charge	Availability
4th - open plan office	3,080	286.14	£250,000	£5.70	£7.70 /sq ft	Available



Viewing & Further Information

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