

Ryden

TO LET

GROUND FLOOR OFFICE SUITE
509 SQ FT

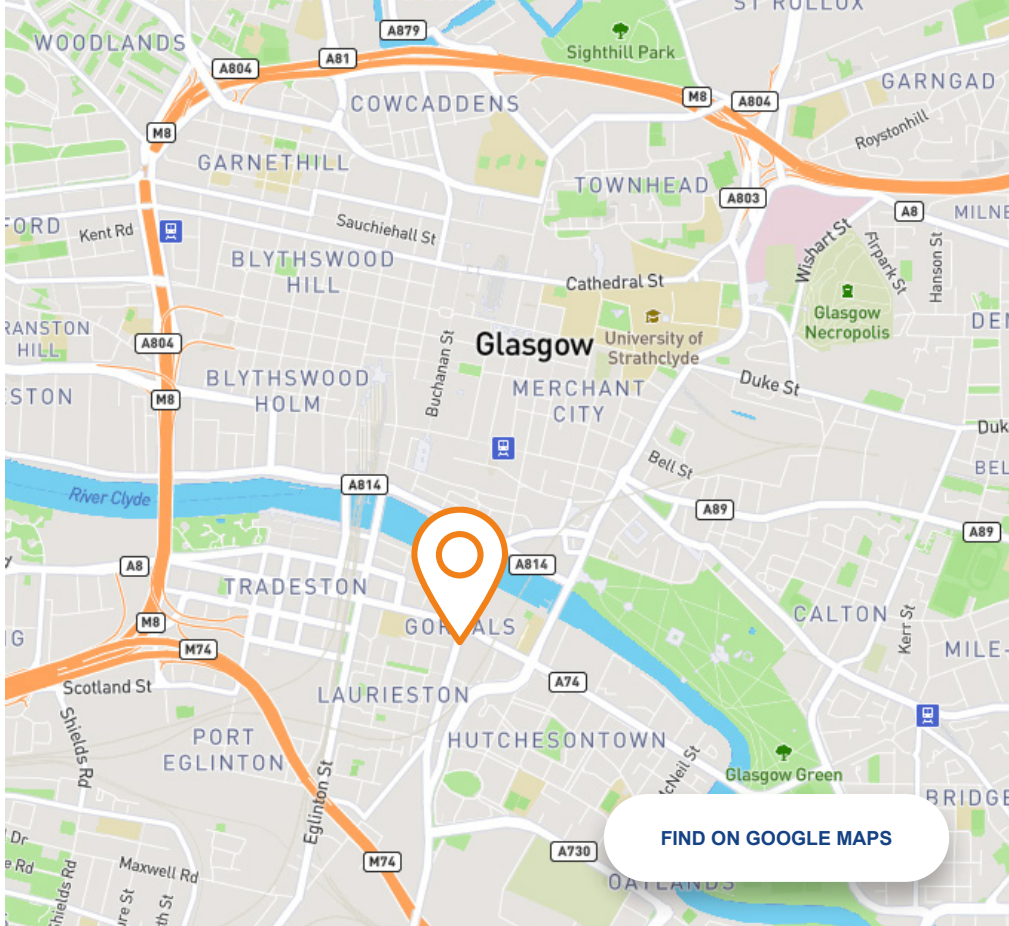


LEGAL HOUSE
101 GORBALS
STREET
GLASGOW
G5 9DW

SITUATED AT THE
CORNER OF GORBALS
STREET AND BALLATER
STREET, ON THE EDGE OF
GLASGOW CITY CENTRE

FLEXIBLE AND
INCLUSIVE TERMS

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Legal House is situated at the corner of Gorbals Street and Ballater Street, on the edge of Glasgow City Centre.

The building benefits from excellent public transport links, including regular bus services operating along Gorbals Street and surrounding streets. Bridge Street Subway Station is located less than a five-minute walk away, and Glasgow Central Station is around a 15 minute walk. Additionally, the property offers convenient access to the motorway network, via Junction 1A of the M74.

The surrounding area features a mix of uses, with notable nearby occupiers including Glasgow Sheriff Court, City of Glasgow College, The Citizens Theatre, Premier Inn, and Glasgow Central Mosque.

DESCRIPTION

Legal House comprises a modern 3-storey office building accessed via a contemporary entrance with an onsite commissioner.

Suites are available on flexible and all inclusive terms and benefit from the following specification;

- LED Lighting
- Mineral fibre suspended ceiling
- Carpet covered raised access flooring
- Perimeter central heating
- Shared kitchen facilities
- Male, female and accessible WCs
- DDA compliant
- EPC rating available upon request

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR SUITE 2	86	509

RATEABLE VALUE

The tenant will be responsible for all Local Authority rates and charges. The subjects will be entered into the valuation roll as having a the following Rateable Value.

DESCRIPTION	RATEABLE VALUE
GROUND FLOOR SUITE 2	£6,000

An incoming tenant may be eligible for 100% business rates relief via the Small Business Bonus Scheme. It is the tenants own responsibility to satisfy themselves in this regard.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party is responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transaction Tax and registration dues.

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GET IN TOUCH

Please get in touch with our letting agents for more details.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **August 2025**

