Ryden

# TO LET

## MODERN FULLY FITTED OFFICE SUITES

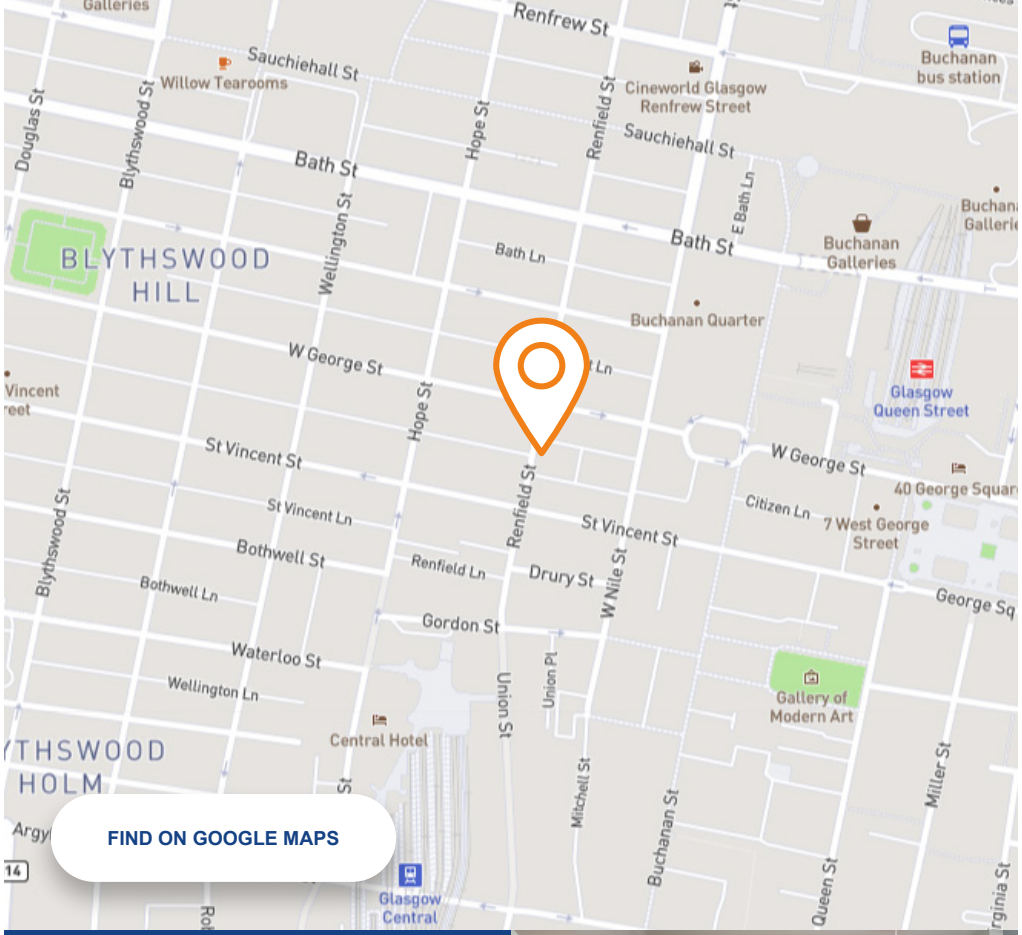
366 - 1,345 SQ FT




## THE CULZEAN SUITES
## 36 RENFIELD STREET
## GLASGOW
## G2 1LU

- PROMINENT CITY CENTRE LOCATION
- MODERN REFURBISHED RECEPTION
- FULLY FITTED SUITES

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# EXCELLENT OPPORTUNITY IN GLASGOW CITY CENTRE

## 366 - 1,345 SQ FT



## LOCATION

The Culzean is well positioned within Glasgow City Centre, surrounded by some of Glasgow's most popular restaurants, cafes and retail shops. The building is also conveniently located to take advantage of Glasgow's public transport network, with both Glasgow Queen Street and Central Station located within a few minutes walk.

## DESCRIPTION

The Culzean is accessed via a modern reception area with lift access to upper floors. The recently refurbished 4th Floor offers a range of fully fitted small suites, ready for immediate occupation.

- Refurbished modern reception
- Full fitted suites
- LED lighting
- VRF air conditioning
- Full raised access floors
- Shower and changing facilities
- Equality act compliant
- EPC rating C

## ACCOMMODATION

The subjects have the following approximate areas:-

| DESCRIPTION | SQ M | SQ FT |
|---|---|---|
| 4TH FLOOR - SUITE 5 | 125 | 1,345 |
| 4TH FLOOR - SUITE 3 | 34 | 366 |
| 4TH FLOOR - SUITE 2 | 47 | 506 |
| TOTAL | 206 | 2,217 |

## LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis.

## EPC

The EPC rating is C.

## RV

The subjects are entered into the valuation roll with the following Rateable Values.

Suite 5 - £20,000

Suite 3 - £5,400

Suite 2 - £7,500

## 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 will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.








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# GET IN TOUCH

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


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