Ryden

# TO LET

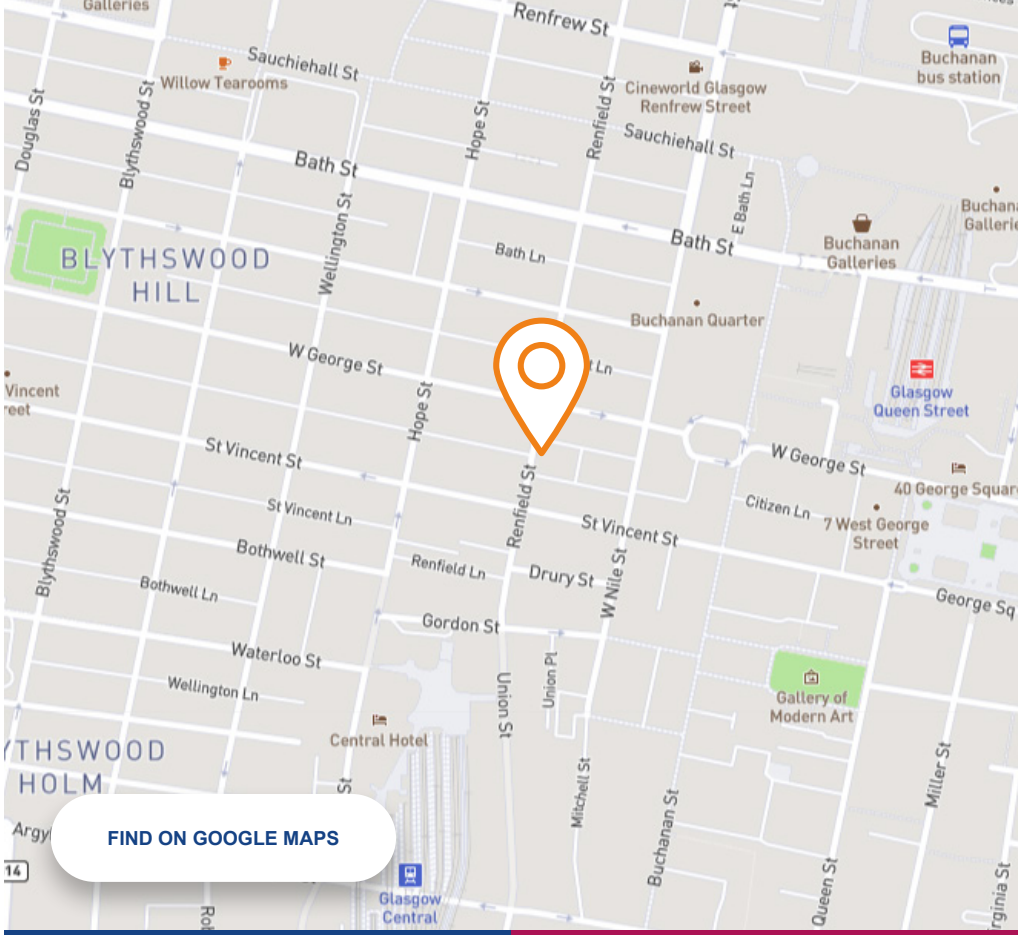
## MODERN OFFICE ACCOMMODATION
## 3,850 - 4,730 SQ FT




**THE CULZEAN**
**36 RENFIELD STREET**
**GLASGOW**
**G2 1LU**

- CONVENIENTLY LOCATED IN THE HEART OF GLASGOW CITY CENTRE
- MODERN REFURBISHED RECEPTION
- REFURBISHED SUITES

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# EXCELLENT OPPORTUNITY IN GLASGOW CITY CENTRE

## 3,850 - 4,730 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, and offers contemporary high quality office accommodation within a traditional landmark building.

The 3rd Floor suite is currently being refurbished and will be available from September 2026.

- Modern refurbished reception
- LED lighting
- VRF air conditioning
- Full raised access flooring
- Cycle storage
- Shower and changing facilities
- Equality act compliant
- EPC rating C

## ACCOMMODATION

The subjects have the following approximate areas:-

| DESCRIPTION | SQ M | SQ FT |
|---|---|---|
| 3RD FLOOR (COMING SOON) | 439 | 4,730 |
| 2ND FLOOR (RIGHT) | 358 | 3,850 |
| TOTAL | 797 | 8,580 |

## 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.

2nd Floor - £52,000

3rd Floor - £69,500

## 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.






THE
CULZEAN

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## MODERN OFFICE SPACE

## 3,850 - 4,730 SQ FT



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

# GET IN TOUCH

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


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