Ryden

TO LET

MODERN REFURBISHED OFFICE SUITES AND WAREHOUSE

926 - 1,412 SQ FT

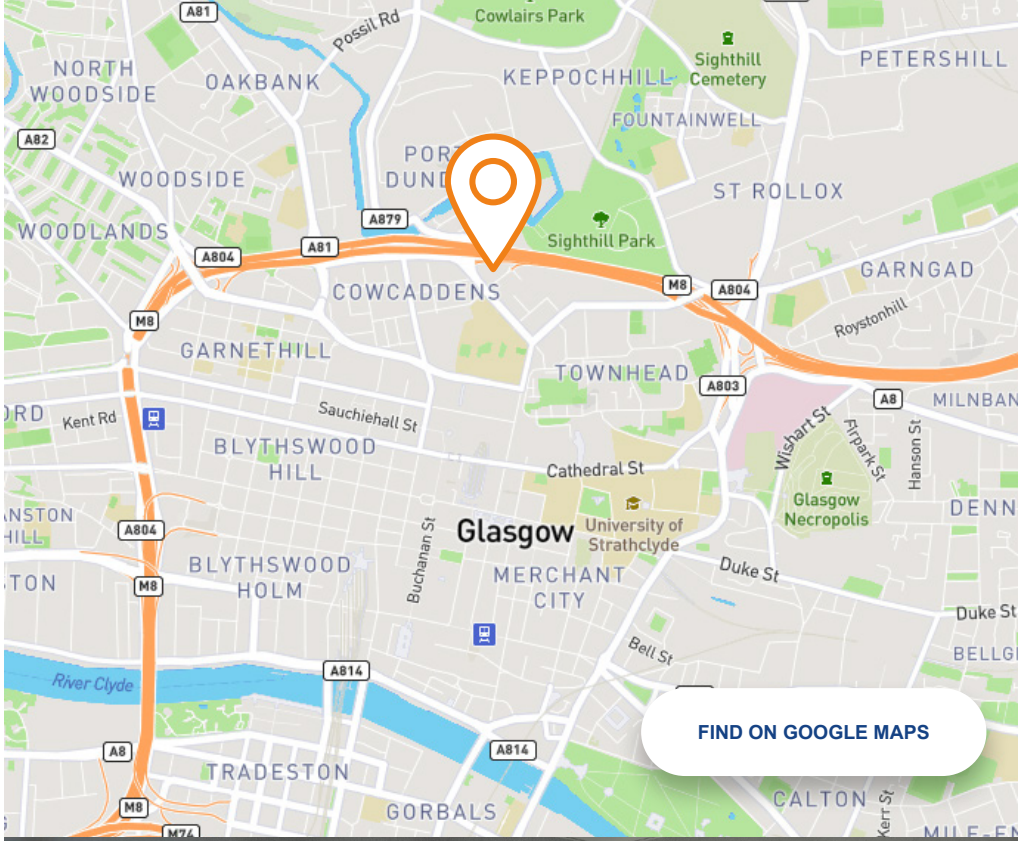


CHALLENGE HOUSE
29 CANAL STREET
GLASGOW
G4 0AD

PROMINENTLY LOCATED AT JUNCTION 16 OF THE M8 MOTORWAY

SECURE ONSITE CAR PARK

FIND OUT MORE AT RYDEN.CO.UK





LOCATION

Challenge House is situated on Canal Street, immediately north of Glasgow city centre and just off Junction 16 of the M8 motorway, providing excellent accessibility via car.

The property is also easily accessible via public transport, with Cowcaddens Subway, Queen Street Railway Station & Buchanan Street Bus Station all within 10 minutes' walk.

In addition, the building is conveniently located within easy walking distance of numerous city centre amenities, and the surrounding area features a variety of uses. Nearby occupiers include Safestore, Mercedes Benz, Glasgow Caledonian University, Buchanan Galleries, Glasgow Royal Concert Hall.

DESCRIPTION

Challenge House is a modern 4-storey office building, which benefits from a secure onsite car park. The building has recently been upgraded with new double glazing and provides excellent natural daylight on all elevations.

Suites benefit from the following specification;

- Refurbished accommodation
- New floor to ceiling double glazing
- LED Lighting
- Perimeter central heating
- Kitchen facilities
- Male, female and accessible toilet
- DDA compliant
- Secure car parking
- Pre-installed fibre within building
- EPC Rating D
- Secure bike storage
- Shower & changing facilities

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
SUITE 2B	86	926
SUITE 1A	91	984
WAREHOUSE	131	1,412

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
SUITE 2B	£11,000
SUITE 1A	£11,400
WAREHOUSE	£9,100

Where applicable, an incoming tenant may be eligible for 100% business rates relief via the Small Business Bonus Scheme or 100% business rates relief in year 1 via Fresh Start Relief.

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 Transactional 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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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 identif ying 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 inspect ion 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. **November 2026**