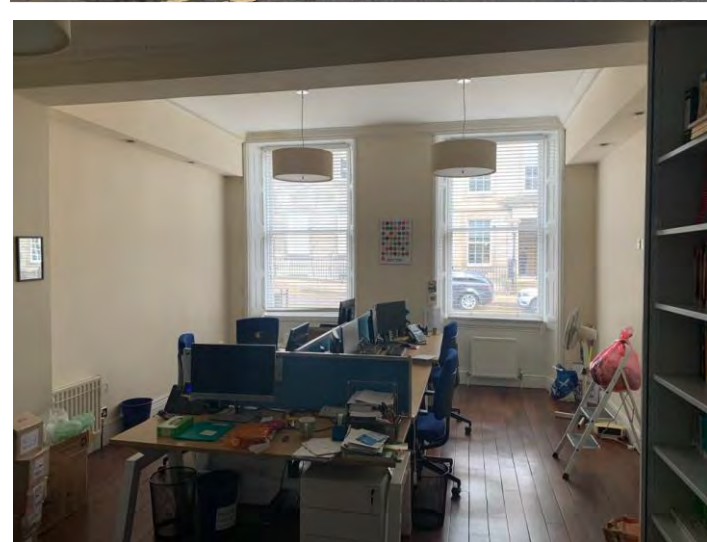




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## TO LET

### **Ground Floor Office Suite 211 St Vincent Street, Glasgow G2 5QY**

- Well-presented office suite
- Gas central heating
- Prominent address
- 3 car parking spaces available

## LOCATION

St Vincent Street is one of the principal office addresses within Glasgow city centre. Located on the south side of the street at its junction with Blythswood Street, it is well-located to access amenities, public transport links and the national road network. Ample on street car parking is also available within the immediate area.

## DESCRIPTION

The property comprises a well-presented ground floor office suite contained within a terraced two storey and attic over lower ground floor townhouse. Off street car parking lies to the rear of the building and is available subject to agreement.

## ACCOMMODATION

The suite comprises an open plan general office, meeting room, toilets and a kitchen.

## FLOOR AREA

We calculate the net internal area at 66.09 sq m (711 sq ft).

## RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £7,900.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – E

## TERMS

Our client is seeking a rent of £11,000 per annum for the suite on full repairing and insuring terms of negotiable duration. Car parking spaces are available at £2,000 per annum.

## VAT

VAT applicable.

## OFFERS

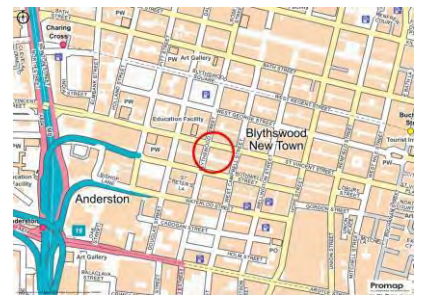
In the normal Scottish form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

To be mutually agreed.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks | Tel. 0141 337 7575 [gregor.hinks@alliedsurveyorsscotland.com](mailto:gregor.hinks@alliedsurveyorsscotland.com)