



60 St Enoch Square, Suite 3/2, Glasgow, G1 4AW

Rarely Available

- Well Presented Office Unit
- Concierge Service
- Elevator
- 433sq ft
- V.A.T. Free
- Rent: £9,000p.a.

LOCATION

The property is situated on the west side of St Enoch Square, between its junctions with Argyle Street and Howard Street, adjacent to the St Enoch Centre in Glasgow City Centre.

The locale comprises primarily commercial operations with the area seeing extensive redevelopment in recent years with new luxury apartments and hotels being built in close proximity along with the £100m redevelopment of the St Enoch Centre. The locale also benefits from being situated opposite the St Enoch subway station and a short walk to Glasgow Centre Station and access to bus stops close by on Argyle Street and Howard Street. Neighbouring occupiers include St Enoch Centre, Bank of Scotland, House of Fraser, HSBC, Schuh, Superdry, Premier Inn and Boots Pharmacy.

PROPERTY

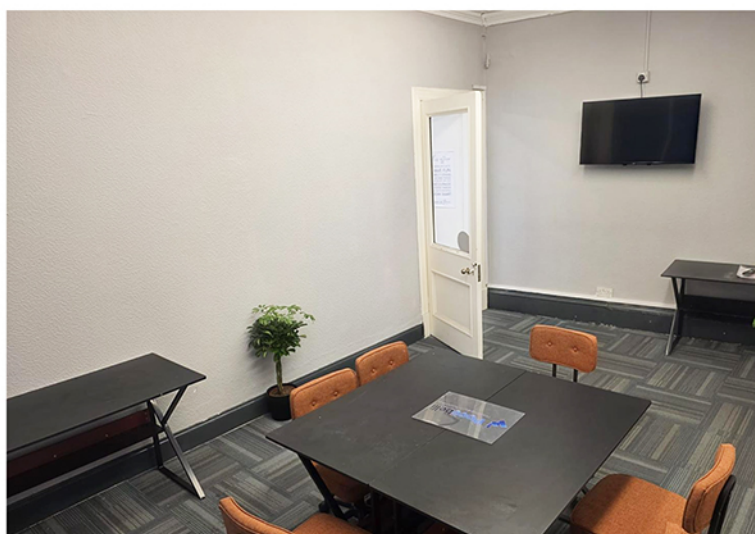
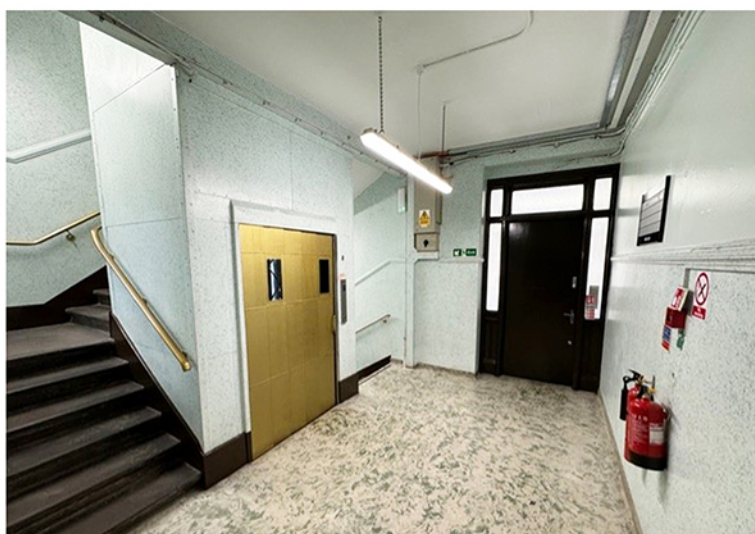
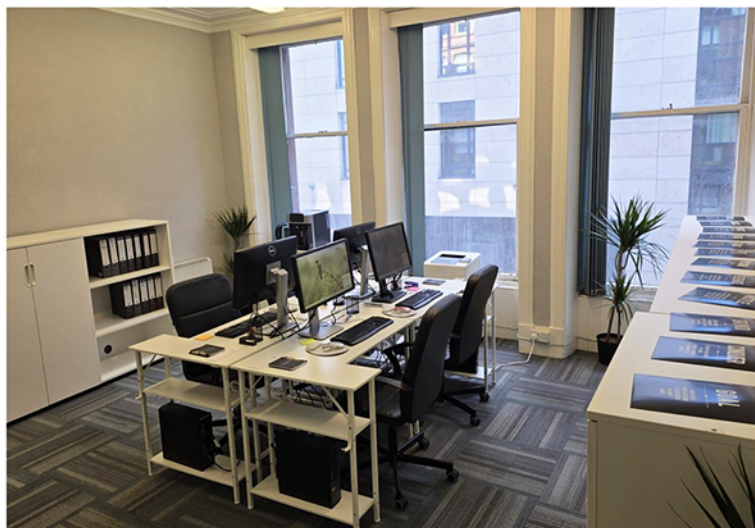
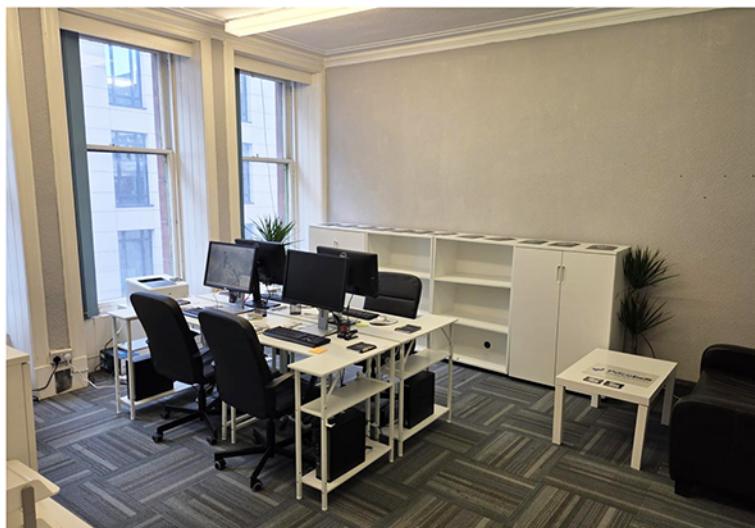
The suite comprises a 3rd floor office suite accessible via the centrally located staircase and passenger elevator. The suite is in an open plan layout with large single pane windows allowing substantial natural light to penetrate the space.

The suite is well presented, having been renovated by the sitting tenant to conclude new commercial carpeted flooring and L.E.D. lighting, with the walls having been painted and decorated.

AREA

The property has been measured on a net internal area basis and extends to the following floor area;

40.22sqm (433sq ft)



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NAV/RV

The property has been entered onto the valuation roll with the following NAV/RV

£3,000

The property benefits from rates exemption under the small business bonus scheme

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £9,000p.a

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TITLE

Available on request

LBTT & REGISTRATION DUES

The tenant / purchaser shall be responsible for any LBTT or Registration Dues incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.