



# 75

**BOTHWELL STREET**

**GLASGOW • G2 6TS**

Refurbished office suites from 350 – 750 sq. ft.



# DESCRIPTION

Occupying an imposing corner position, 75 Bothwell Street is an attractive, five-storey, sandstone building providing retail/restaurant use at ground level and four floors of office accommodation above.

The refurbished suites are accessed via an impressive entrance and benefit from the below specification;

- Excellent natural daylight
- LED lighting
- Electric heating
- Mixture of suspended ceiling and plaster ceiling with traditional cornice
- Carpeted flooring
- Perimeter trunking
- Male & female WC's per floor
- Shared tea prep facilities
- Passenger lift

# ACCOMMODATION

Suite 4.4	350 sq. ft.	All inclusive rental £35 per sq. ft.
Suite 3.1 & 3.2	727 sq. ft.	
Suite 3.2B	385 sq. ft.	
Suite 1.2	750 sq. ft.	

Fully fitted and furnished options are available.





# LOCATION

75 Bothwell Street is located on the prominent corner of Bothwell Street and West Campbell Street in the heart of the city's Central Business District.

Within the immediate proximity of the subjects there is a wide array of amenities, including; Pret A Manger, Starbucks, Tesco, Launch Coffee and Akiko, along with various other established restaurants, shops and hotels.

The building is situated within 200 metres of Glasgow Central Station and just a few minutes' walk from Queen Street Station. It is also well served by a number of bus routes running through Glasgow's City Centre.

## Shops

- A** Tesco Express
- B** Sainsburys Local
- C** M&S Simply Food

## Hotels

- A** ibis Styles Glasgow Central
- B** Hotel Indigo Glasgow
- C** Voco Grand Central
- D** YOTEL
- E** Motel One
- F** Radisson Blu

## Restaurants/Cafés

- A** Gost
- B** Akiko
- C** Bao
- D** Pret A Manger
- E** Starbucks
- F** Temaki
- G** Mezcal
- H** Ho Wong
- I** Nandos
- J** Piece
- K** Absolut Roasters
- L** Launch
- M** Phillpotts
- N** Cafe Milano

**BUSINESS RATES:** The tenant will be responsible for all Local Authority Rates and Charges.

**VAT:** All monies due under the lease will be VAT chargeable at the applicable rate.

**EPC:** A copy of the EPC and Recommendation Report can be provided upon request.

**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.





## VIEWING

For further information, please contact the joint letting agents:

**Ryden**

**Scott Farquharson**

+44 7384 543094

scott.farquharson@ryden.co.uk

**Holly Boyd**

+44 7884 262217

holly.boyd@ryden.co.uk



**Meg Beattie**

+44 7935 203765

Meg.Beattie@jll.com

**Hanna McKie**

+44 7933 514376

hanna.mckie@jll.com

Disclaimer: JLL and Ryden for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or their third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.