Moncrieff House

1ST FLOOR, 69 WEST NILE STREET, GLASGOW, G1 2QB

For Sale - Office Investment

savills

Moncrieff House 1st Floor, 69 West Nile Street, Glasgow, G1 2QB

LOCATION

Moncrieff House is situated on West Nile Street, positioned between West Regent Street and West George Street, in a prime central location in Glasgow. It's ideally situated between both Glasgow Central and Glasgow Queen Street Railway Stations, offering exceptional transport links for commuters and visitors.

The surrounding area offers a wide variety of amenities, including numerous cafes, restaurants and shops. Glasgow's main parade, Buchanan Street, is also close by. You will also find a variety of major office tenants in the area including financial and property firms.

DESCRIPTION

This modern, self-contained office suite is located on the first floor of Moncrieff House. This six-storey building has been well-maintained with a new lift currently being installed.

You can access the building through a secure, DDA-compliant entrance on West Nile Street. The entrance opens to a foyer with an accessible toilet and a passenger lift that serves all floors. Internally, the suite has been divided to include a reception area, an open-plan office space, two meeting rooms, a kitchen area, and self-contained male and female WCs with a separate shower.

The office comes with two tandem car spaces with an EV charger in the undercroft garage.

ACCOMMODATION

The office extends to approximately 192.12 Sq M / 2,068 Sq Ft.

INVESTMENT INFORMATION

The first-floor office is let to Verso Wealth Management who are paying an annual rent of £30,000. The car parking spaces are held on a separate lease and that annual rent is £4,000. The leases are in place until 30th September 2029 with a tenant break option (not less than 6 months notice) as at 1st October 2027.

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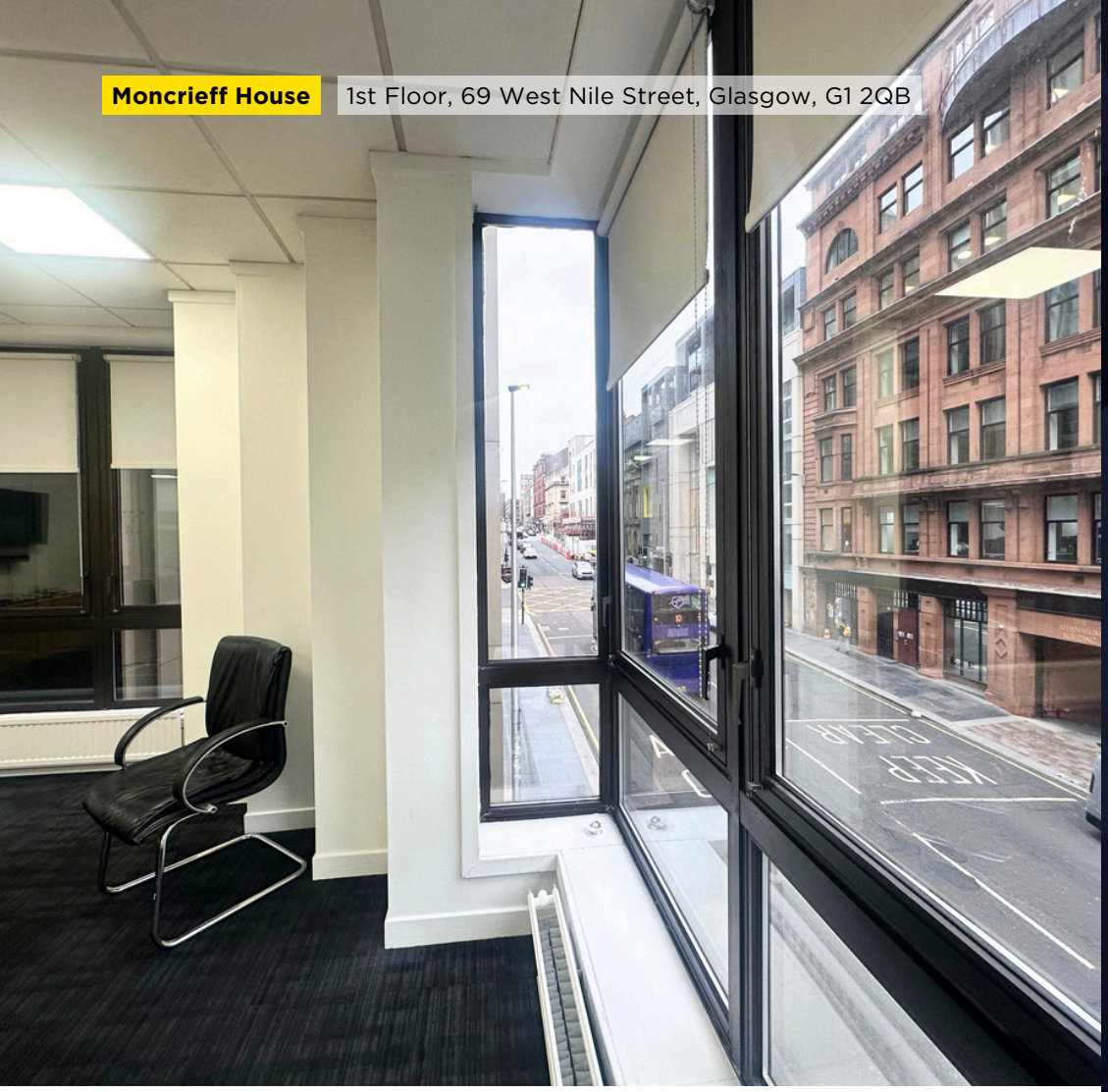

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RATES

The property is entered in the Valuation Roll with the following rateable values:

Office	NAV/RV	£24,250
Car Spaces	NAV/RV	£2,200

Further information on request

PRICE

Offers over £350,000 (ex VAT) are invited to purchase our clients heritable interest.

EPC

The EPC is B. A copy is available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VAT

The property is not elected for VAT and VAT is not payable on the rent.

AML REGULATIONS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Savills may be required to establish the identity and source of funds of all parties to property transactions.

VIEWING

For further information or to arrange a viewing please contact the sole selling agents:

CONTACT

For further information please contact:

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