



 OFFICE

# TO LET

## SECOND FLOOR OFFICES

**DM HALL**  
CHARTERED SURVEYORS

146 WEST REGENT STREET, GLASGOW, G2 2RG

Entire second floor office in attractive City Centre location.

Excellent access for transport links.

Net Internal Area of 209.03 sq.m. (2,250 sq.ft.)

Quoting Rent - £16 per sq.ft.

## LOCATION

The subjects are located in a prominent position within the heart of Glasgow City Centre, with West Regent Street located within the central business district.

The subjects benefit from excellent transport links with Queen Street, Central Railway Station and Buchanan Bus Station all within walking distance.

The surrounding area also has numerous bus services and benefits from easy access to the M8, M74 and the greater motorway network.

The premise is within close proximity to Glasgow's main retail thoroughfares Buchanan Street and Sauchiehall Street.

The approximate location of the subjects is shown on the appended plan.

## DESCRIPTION

The subjects are located on the second floor and are accessed from ground floor level via a secure keypad controlled door with door entry buttons.

The space provides office space, a kitchenette and both male and female toilet facilities.

## ACCOMODATION

According to our calculations, the subjects have a total Net Internal Area of 209.03 sq.m (2,250 sq.ft.) approximately.

## QUOTING RENT

£16 per sq.ft. are invited.

## VAT

All prices quoted are exclusive of VAT, where applicable.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with DM Hall, or joint agents JLL :-

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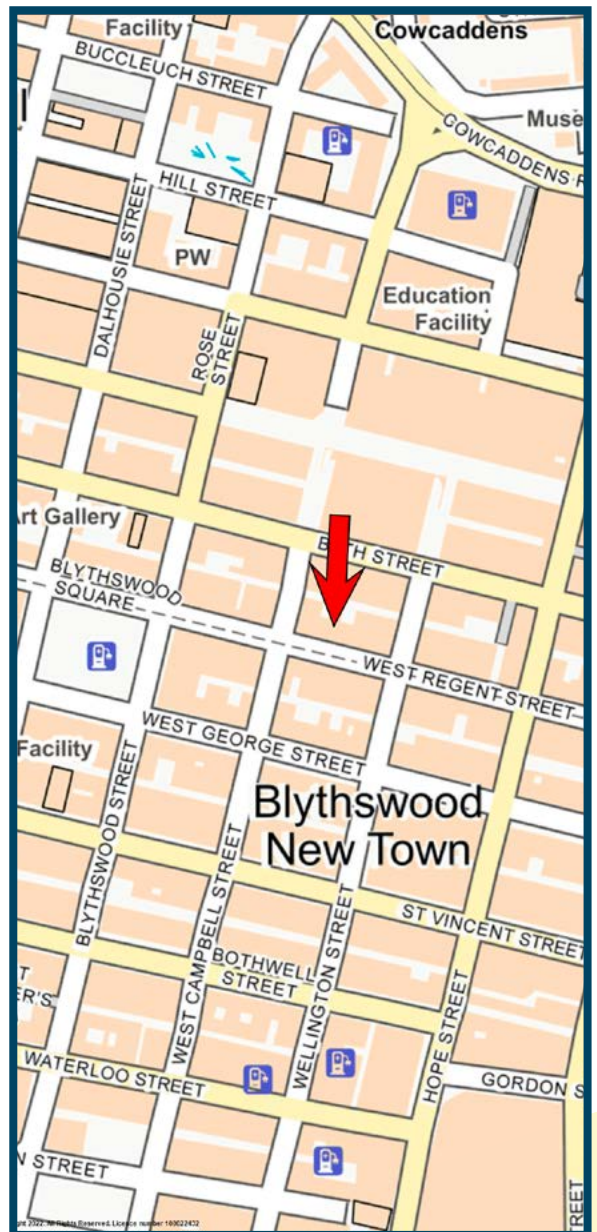
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