



Ailsa Court, 121 West Regent Street, Glasgow G2 2SD

TO LET

3,634 Sq Ft
(338 Sq M)

DESCRIPTION

The accommodation is located on the Ground Floor of Ailsa Court. It is accessed via secured door entry. There are two entrance points to the suite; one via a small meeting room that fronts West Regent Street and the other is a main entrance. The suite currently benefits from the following specification however it shall be refurbished early 2021.

- ✓ Private offices fronting West Regent Street
- ✓ Large cellular accommodation
- ✓ Raised access floor
- ✓ Under floor air conditioning system
- ✓ Suspended ceiling with integrated lighting
- ✓ Fully carpeted

LOCATION

The property is located within Glasgow's Business District on the south side of West Regent Street, within close proximity of Glasgow Central and Queen Street Stations and Cowcaddens and Buchanan Street Subway Stations. West Regent Street benefits from a variety of restaurants and bars and is a short walk from the retail amenities of Sauchiehall Street and Buchanan Street.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	3,634	338
Total	3,634	338

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the prevailing rate.

LEGAL COSTS

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

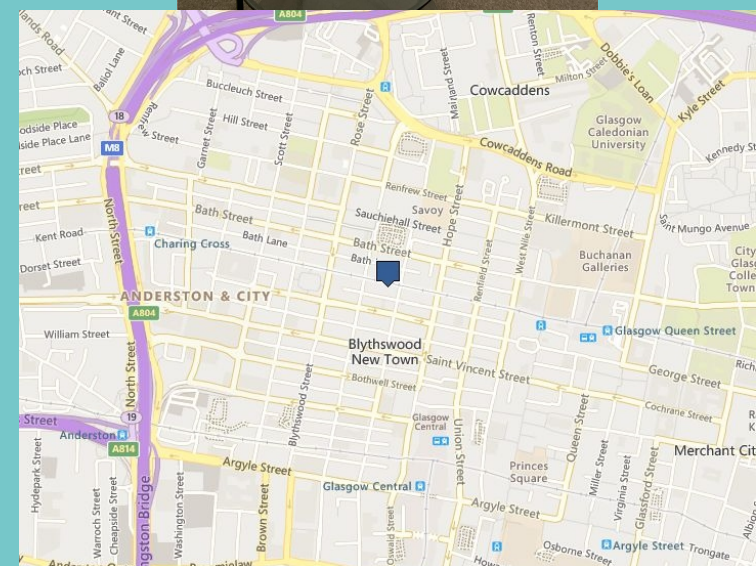
BUSINESS RATES

Any incoming tenant shall be responsible for the payment of Business Rates. The suite has a Rateable Value of £52,000.

TERMS

A new Full Repairing and Insuring lease is available for a term to be agreed. Rental on application.

EPC EPC report is available upon request.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. 26-Jan-2021

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Emily McVicar
0141 648 1611
emcvcicar@lsh.co.uk

Aasia Mohammad
0141 226 6786
amohammad@lsh.co.uk