

TO LET - OFFICE

5/3 MERCHANT HOUSE

30 GEORGE SQUARE, GLASGOW, G2 1EG



KEY HIGHLIGHTS

- 2,485 sq ft
- Opposite the redeveloped Queen Street Station
- £32,500 per annum
- Fantastic location with views over George Square
- Modern fit out
- Fully Refurbished Suite

SUMMARY

Available Size	2,485 sq ft
Rent	£32,500 per annum
Rates Payable	£15,753 per annum
Rateable Value	£32,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Merchants House is a striking Grade A listed building arranged over ground and upper floors offering modern accommodation within traditional surroundings.

The building is accessed from entrances at 30 George Square and also from 7 West George Street. A passenger lift provides access to all floors in the building. Overlooking George Square the office accommodation benefits from a comprehensive refurbishment to create a modern open plan office environment, incorporating two meeting rooms and an integrated kitchen with male and female toilets.

The accommodation has been refurbished to a high standard and features include a raised access floor with a new charcoal coloured carpet finish, redecorated walls and a new plaster board ceiling with surface mounted new LED light fittings and a gas fired central heating system.

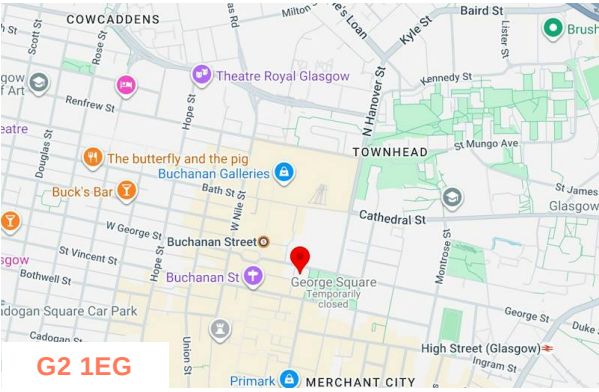
The premises are capable of sub division which would create of{ces of approximately 805 sq ft (74.79 sq m) and 1,680 sq ft (156.08 sq m).

LOCATION

Merchants House is located on George Square, arguably Glasgow's most prestigious business address. The building occupies a prominent corner position at the junction of George Square and West George Street, overlooking the newly redesigned George Square, which extends immediately to the front of the building where amenity space has been incorporated, and significantly improving the views across the Square to the City Chambers.

The location benefits from an abundance of retail and leisure amenities close by on Buchanan Street and the surrounding area. There are a number of high profile bars and restaurants closely adding to the locations impressive leisure offering including Elia Greek Restaurant, Anchorline, The Atlantic Brasserie, Café Andaluz, Browns Brasserie, Sticks & Sushi, Nanajuni Sake & Cocktail Bar, The Alchemist and Flight Club. The former Clydesdale Bank banking hall is being transformed into the home of The Ivy and The Ivy Asia Restaurants.

The Milenium Hotel lies diagonally opposite and the new Marriot AC Hotel is also close. A major attraction of the location is having the redeveloped Glasgow Queen Street Station lies immediately adjacent, providing frequent services to Edinburgh (8-10 per hour) and north to Dundee, Aberdeen and Inverness. Glasgow Central Station is a short walk, servicing London and other major cities across the UK, while Buchanan Street Underground Station is a one minute walk.



VIEWING & FURTHER INFORMATION

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