



OFFICE/STUDIO SPACE - FOR SALE / MAY LET

275 Bell Street, Glasgow, G4 0SL

TOTAL AREA: 2,800 SQ. FT (260.13 SQ.M)

[NMRK.COM/UK](https://www.nmrk.com/uk)

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LOCATION

The subject property is located east of Glasgow City Centre within short walking distance of High Street train station which allows connection to the wider city. There are also several bus routes in close proximity to the subject property as well as access to a wide range of amenities in the nearby Merchant City including bars, restaurants and coffee shops

DESCRIPTION

Newly built self-contained office/studio space within a new residential development, immediately east of Glasgow city centre. The subject suite is offered in shell condition to allow an occupier to influence the design and finishes to suit their occupation.

- Self contained
- Parking available
- Split over two levels
- Shell condition

SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of: 2,800 sq ft (260.13 sq m).

BUSINESS RATES

Available upon request.

EPC

Available upon request.

TENURE / TERMS

Offers are invited for our client's heritable interest in the suite and associated car parking spaces. Alternatively, consideration will be given to leasing the space on new full repairing and insuring terms.

VAT

Payable on any purchase price, rent, service charge etc

VIEWING & FURTHER INFORMATION

Through the sole agents, Newmark Gerald Eve LLP.

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