



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://nmrk.com/uk)

NEWMARK





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).

CAR PARKING

Parking for two – three vehicles is available on a small secure area of land nearby which is included in the purchase price. The vendor also owns additional secure parking spaces in the ground level car park under the residential podium which are available at an additional cost.

BUSINESS RATES

The subjects will require to be assessed for rates.

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.

CONTACT

Michael Facenna

Tel. +44 (0)7500 089 475

Michael.Facenna@nmrk.com

Ronan Ross

Tel. +44 (0)7425 477 716

Ronan.Ross@nmrk.com



NEWMARK

NMRK.COM/UK

DISCLAIMER

Newmark Gerald Eve LLP ("Newmark"), is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term "partner" is used to refer to a member of Newmark Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Newmark, nor any partner, or any employee or consultant thereof (or any such person in respect of Newmark GE Services LLP) ("Newmark Persons"), has authority to make or enter into any such offer or contract;
2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Newmark and/or any Newmark Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs,

videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Newmark may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors / Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Newmark from acting altogether.
4. Privacy: For further information concerning how we use personal data please see our privacy statement: <https://www.nmrk.com/notices>

Particulars issued July 2026.