58 Waterloo Street, Glasgow G2 7DA

TO LET

To Let, Third Floor Office

1,547 Sq Ft (144 Sq M)

58 Waterloo Street, Glasgow G2 7DA

DESCRIPTION

The accommodation comprises of a third floor office suite within a recently refurbished office building. The office space benefits from the following specifications:

- High quality office accommodation
- Air conditioning
- Suspended ceilings
- LED lighting
- Raised access floor
- Fully carpeted
- Male, female and disabled toilets
- Shower and changing rooms
- Fully fitted kitchen area
- Cycle Racks
- Fully Equality Act compliant
- Lift access

- **1,547 sq ft of quality office accommodation**
- **Prime Location**
- **Welcoming reception area**
- **GPS Golf Simulator**
- **Available now**

LOCATION

58 Waterloo Street occupies a prominent and high profile location on the north side of Waterloo Street and corner of West Campbell Street. Situated in the heart of Glasgow City Centre, the building is conveniently located close to transport infrastructure as Glasgow Central Station, St Enoch Subway Station and major bus routes all within a few minutes' walk.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	**1,547**	**144**

VAT

All price, premium and rent, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

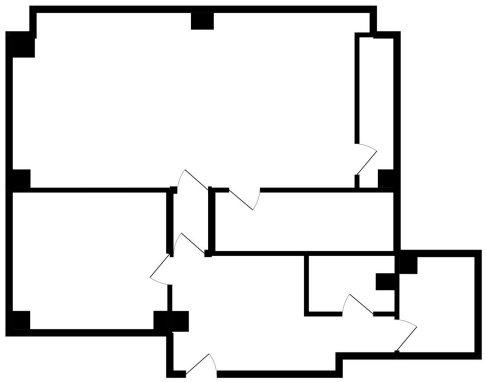
Rateable value is £20,250.

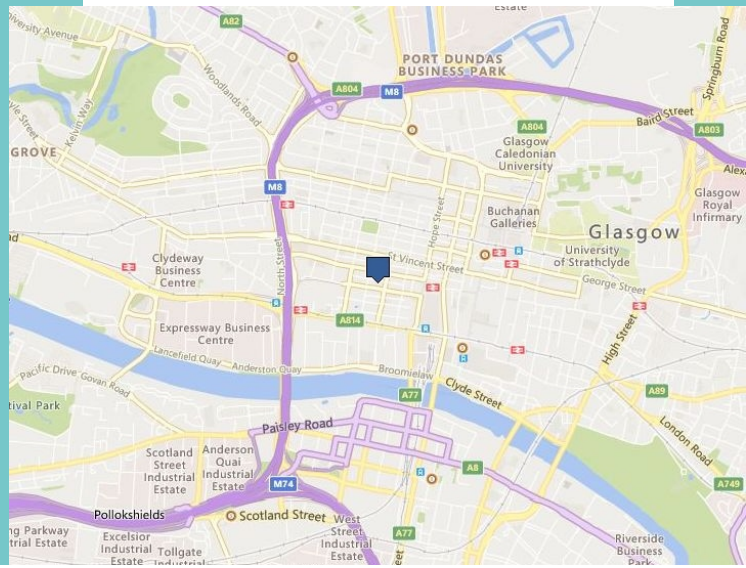
TERMS

An existing lease commenced in June 2018 for 10 years with a break option in June 2023 and is available for assignation, subject to Landlord approval.

EPC A copy of the EPC is available upon request.

GROUND FLOOR





VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

Ruairidh Carmichael
0141 648 1614
rcarmichael@lsh.co.uk

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. 06-Oct-2020