

1st Floor, 70 West Regent Street, Glasgow G2 2QZ

TO LET / MAY SELL



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DESCRIPTION

70 West Regent Street is a 3 storey and lower ground floor C-listed blonde sandstone terraced townhouse. Behind the listed façade, modern open plan office space has been created accessed from a modern entrance lobby with 2 lifts to all floors. The building benefits from car parking to the rear of the property accessed from Bath Lane.

The 1st floor office benefits from two access points to the floor from the common lobby. The male and female toilets are also accessed from the common lobby. This layout offers the opportunity to divide the floor, with each section benefiting from a dedicated entrance.

Currently the office benefits from a fit out including private offices and meeting rooms complimenting a generally open plan layout.

The office specification includes:

- Raised access floor with floor boxes and a carpet finish
- Suspended tiled ceiling incorporating LED lights
- Large sash windows
- Air conditioning
- Ladies & Gents toilets

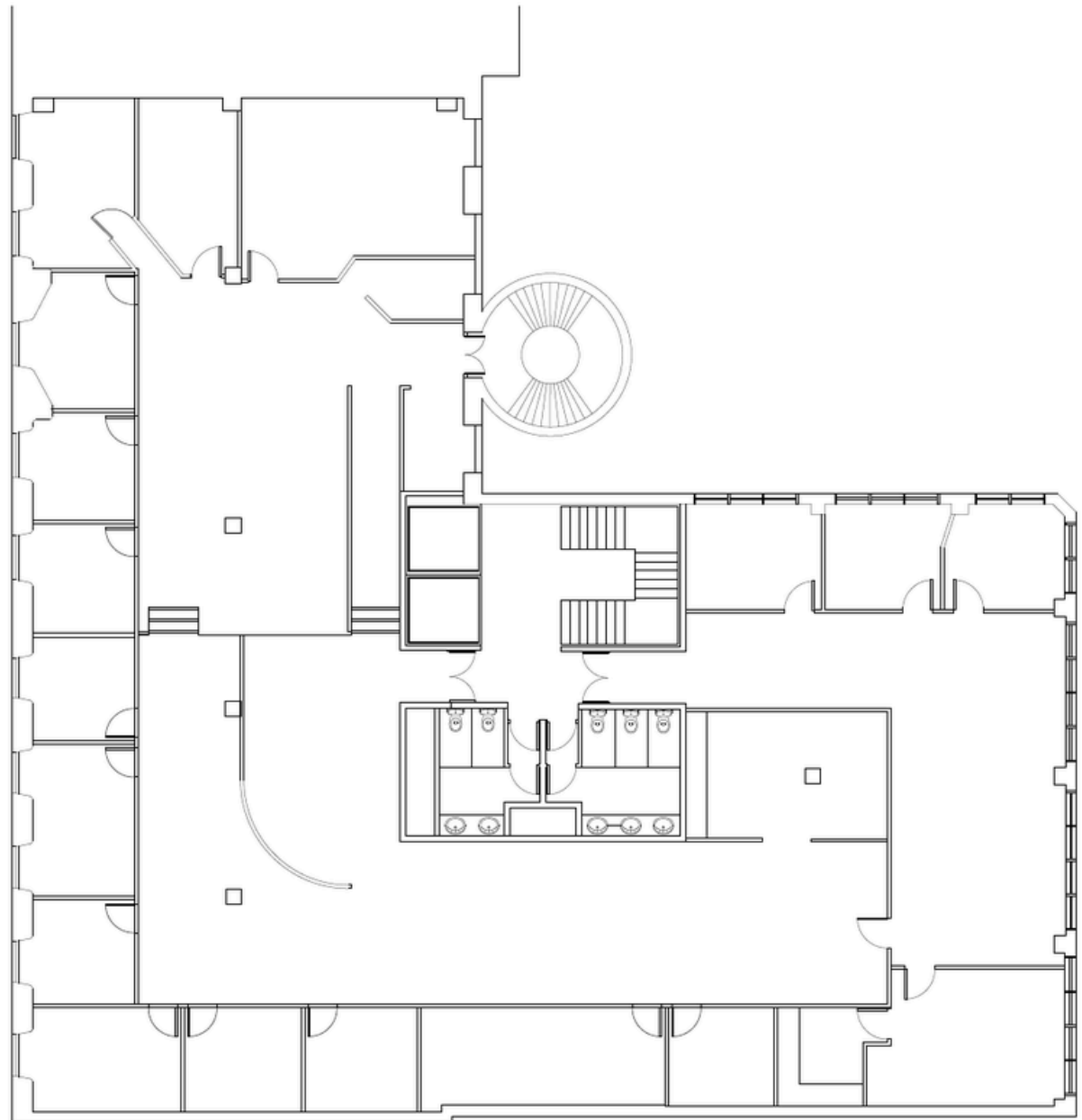
ACCOMMODATION

The office accommodation extends as follows:

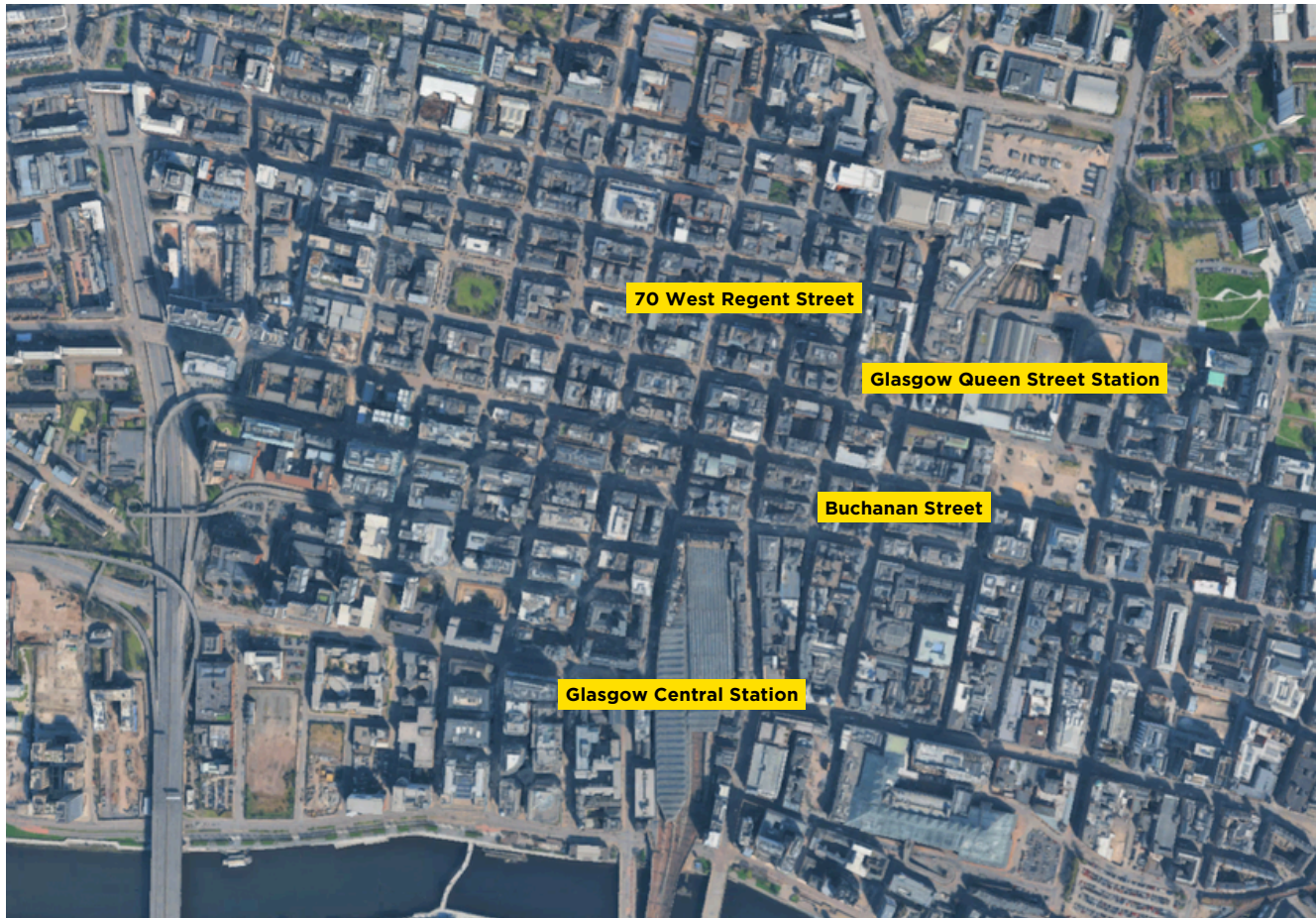
Office	Size
1st Floor	5,800 sqft (539 sqm)
Total	5,800 sqft (539 sqm)

CAR PARKING

There are 2 car parking spaces.



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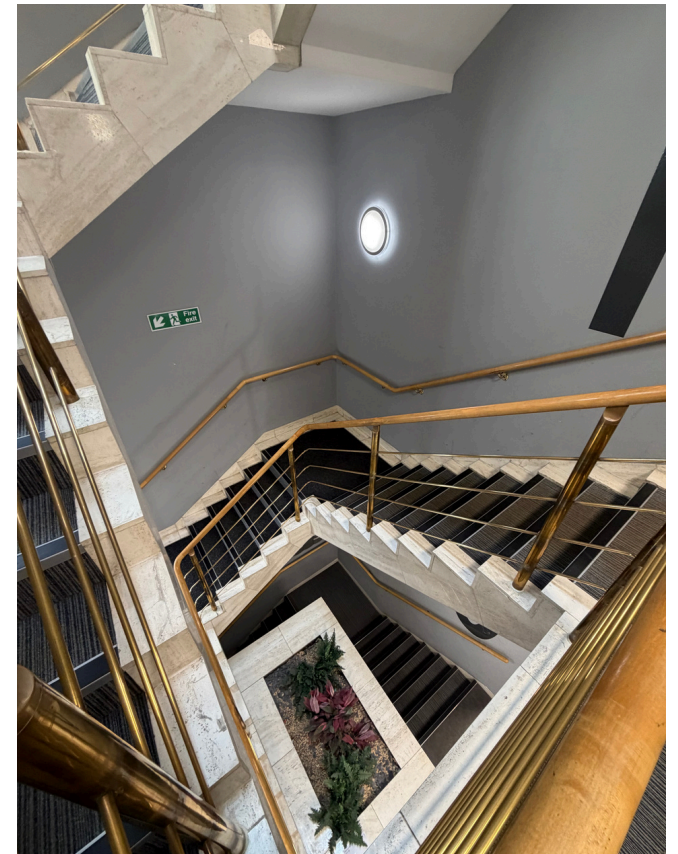


LOCATION

The building occupies a mid-terrace position on the north side of West Regent Street, between its junctions with Hope Street and Renfield Street, in the heart of the City's Central Business District. It lies equidistant between Glasgow's Queen Street and Central stations, both located within a short walk from the property. Buchanan Street subway station is less than 5 minutes walk and Junction 19 of the M8 motorway is approximately 0.4 miles to the west providing easy access to the wider motorway network and Glasgow Airport.

The surrounding area offers a wide range of amenities including cafés, restaurants, bars and retail. Buchanan Street and Buchanan Galleries, Glasgow's premier shopping destinations, are less than 5 minutes walk from the property.





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RATEABLE VALUE

The office is currently split over 2 entries in the Valuation Roll

Office Front	NAV/RV £57,000
Office Rear	NAV/RV £14,700

EPC

The EPC is available upon request

LEASE TERMS

Available on a new full repairing and insuring lease. Terms available on request.

SALE TERMS

Our client may consider a sale of its heritable interest. Further details on request.

VAT

All prices, rents and building charges will be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred as part of any transaction.

VIEWINGS

For further information or to arrange a viewing please contact the sole letting agents:

CONTACT

For further information please contact:



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