

FOR SALE - OFFICE

1ST & 2ND FLOOR, 278 ST. VINCENT STREET
GLASGOW, G2 5RL



KEY HIGHLIGHTS

- 872 to 1,763 sq ft
- Available on a floor-by-floor basis or together
- May be suitable for residential redevelopment, subject to planning
- Offers over £125,000 / floor
- 1st & 2nd floor self-contained offices
- Benefits from dedicated entrance from street level
- Eligible for 100% rates relief under Small Business Bonus Scheme
- Single secure parking space available separately - offers over £25,000

SUMMARY

Available Size	872 to 1,763 sq ft
Price	Offers in excess of £250,000 The subjects are available in whole or on a floor by floor basis.
Rates Payable	£4,681.20 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£9,400
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

1st & 2nd floor offices forming part of an attractive mid-terraced sandstone townhouse.

Dedicated access provided from street level where a secure door entry system leads into well-presented communal areas.

A passenger staircase provides access to the upper floors.

Each level provides self-contained offices providing a mixture of open-plan and cellular accommodation complete with male & female WC's and a kitchen tea-prep.

Gas central heating provided throughout.

A secure open parking space is provided to the rear of the building via West George Lane.

LOCATION

Located on the north side of St Vincent Street by its junction Pitt Street within the heart of Glasgow's central business district

Walking distance of Glasgow Queen Street & Central Railway Stations as well as Cowcaddens Underground Station.

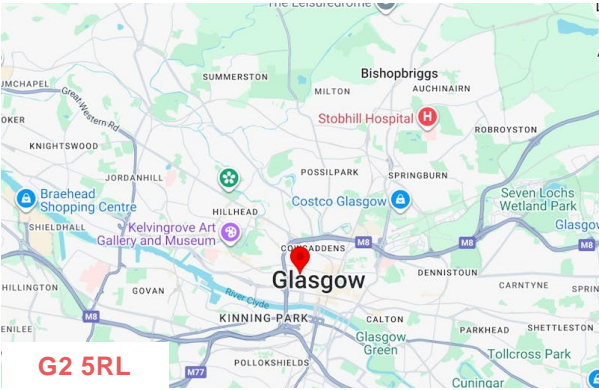
M8 motorway access available via Junction 10.

Metered on-street parking provided as well as walking distance of various multi-storey car parks.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	872	81.01	Available
2nd	891	82.78	Available
Total	1,763	163.79	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

