



3/2 60 St. Enoch Square, Glasgow, G1 4AG

Glasgow city centre refurbished office suite, rates exemption qualifying available on flexible terms for £9,000p.a.

Summary

Tenure	To Let
Available Size	433 sq ft / 40.23 sq m
Rent	£9,000 per annum
Service Charge	Upon Enquiry
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Prime City Centre Location
- Well Presented Office Unit
- 433sq ft
- Rarely Available
- Concierge Service
- Rent: £9,000p.a.

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Summary

Available Size	433 sq ft
Rent	£9,000 per annum
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	Upon enquiry

Description

The suite comprises a 3rd floor office suite accessible via the centrally located staircase and passenger elevator. The suite is in an open plan layout with large single pane windows allowing substantial natural light to penetrate the space.

The suite is well presented, having been renovated by the sitting tenant to conclude new commercial carpeted flooring and L.E.D. lighting, with the walls having been painted and decorated.

Location

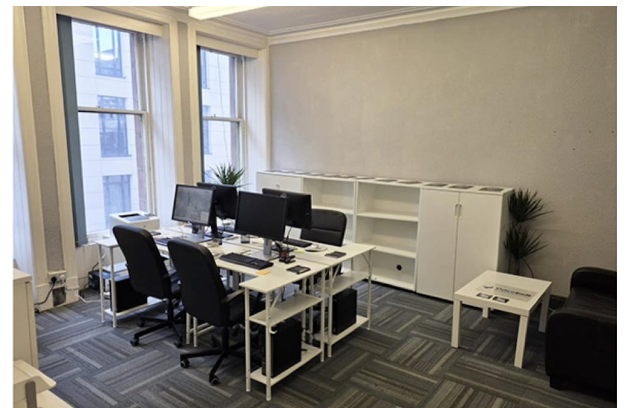
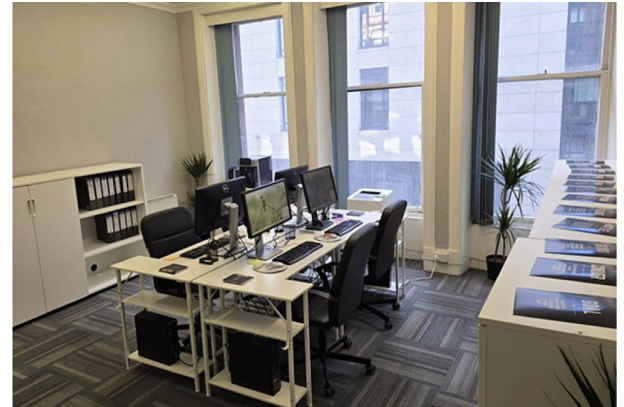
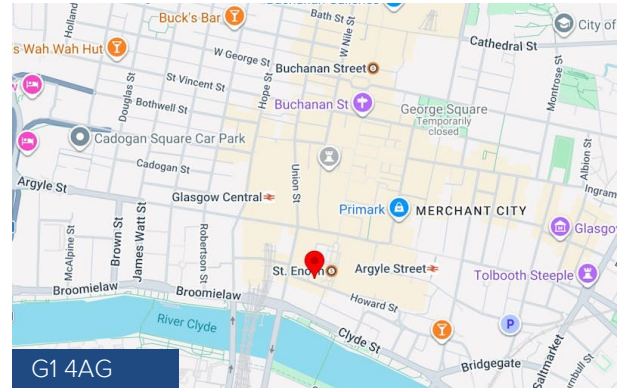
The property is situated on the west side of St Enoch Square, between its junctions with Argyle Street and Howard Street, adjacent to the St Enoch Centre in Glasgow City Centre.

The locale comprises primarily commercial operations with the area seeing extensive redevelopment in recent years with new luxury apartments and hotels being built in close proximity along with the £100m redevelopment of the St Enoch Centre. The locale also benefits from being situated opposite the St Enoch subway station and a short walk to Glasgow Centre Station and access to bus stops close by on Argyle Street and Howard Street. Neighbouring occupiers include St Enoch Centre, House of Fraser, HSBC, Schuh, Superdry, Premier Inn and Boots Pharmacy.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Description	Building Type	Size	sq ft	sq m	Tenure	Rent	Price
3rd - Refurbished Office Suite	3rd	Refurbished Office Suite	Office	433 sq ft	433	40.23	To Let	£9,000 /annum	-
Total					433	40.23			



Viewing & Further Information

Will Rennie	07564396092 0141 237 4024	Service Charge	Monthly Rent	Total month	Total year
will@charge.co.uk		£20.79 /sq ft	£750	£750	£9,000
On Application	On Application				

ISA £20.79 Property Consultants £750 £9,000

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/06/2026



60 St Enoch Square, Suite 3/2, Glasgow, G1 4AW

Rarely Available

- Well Presented Office Unit
- Concierge Service
- Elevator
- 433sq ft
- V.A.T. Free
- Rent: £9,000p.a.

LOCATION

The property is situated on the west side of St Enoch Square, between its junctions with Argyle Street and Howard Street, adjacent to the St Enoch Centre in Glasgow City Centre.

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PROPERTY

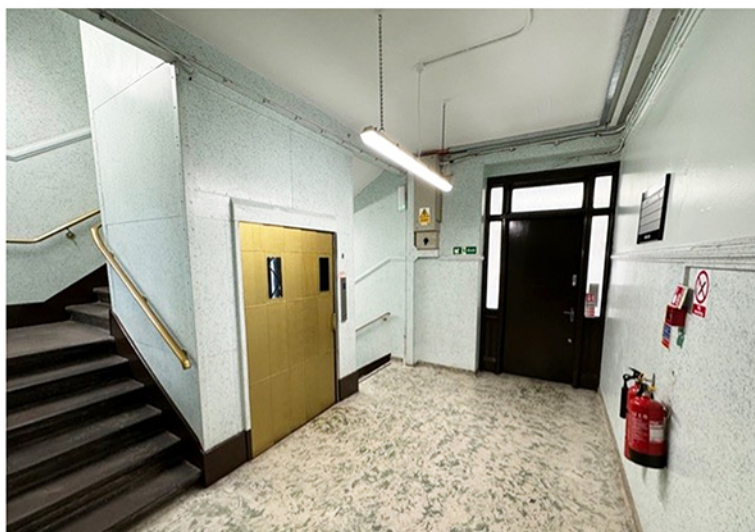
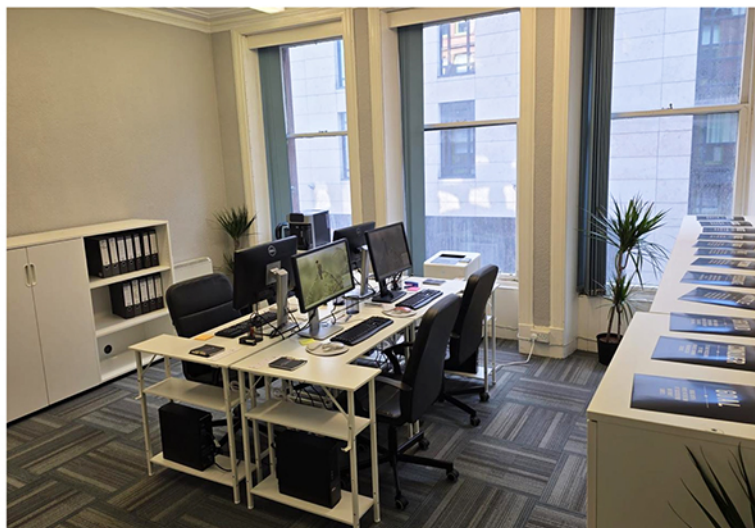
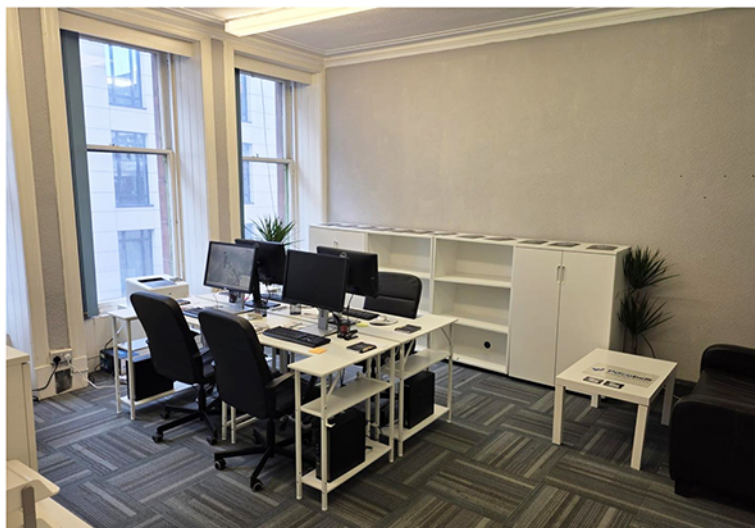
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AREA

The property has been measured on a net internal area basis and extends to the following floor area;

40.22sqm (433sq ft)



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Rarely Available

NAV/RV

The property has been entered onto the valuation roll with the following NAV/RV

£3,000

The property benefits from rates exemption under the small business bonus scheme

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £9,000p.a

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TITLE

Available on request

LBTT & REGISTRATION DUES

The tenant / purchaser shall be responsible for any LBTT or Registration Dues incurred in the transaction

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.