

TO LET - OFFICE

3/10 ST. GEORGES BUILDINGS

5 ST. VINCENT PLACE, GLASGOW, G1 2DH



KEY HIGHLIGHTS

- 360 sq ft
- Available for immediate occupation
- 24 Hour access / passenger lift serves the upper floors
- Low quoting rent of £525PCM - no VAT
- Fully refurbished office space
- Provides main open-plan office with partitioned private office / meeting room
- Eligible for 100% rates relief under Small Business Bonus Scheme

SUMMARY

Available Size	360 sq ft
Rent	£525 per month
Rates Payable	£1,643.40 per annum Some occupiers may be eligible for 100% rate relief under the Small Business Bonus Scheme.
Rateable Value	£3,300
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Fully refurbished 3rd floor office suite available for immediate occupation.

24 hour access with staircase and passenger lift providing access to the upper floors.

Internally provides main open-plan office space with partitioned private office / meeting room.

The spec of the refurb includes full internal redecoration, new carpet tiles, raised access floor with data & power points, new LED lights, electric heating panels.

Communal male & female WC's are provided.

LOCATION

Located in the heart of Glasgow City Centre on the south side of St Vincent Place by its junction with Queen Street / George Square.

Highly convenient access to public transport links; short walk to Queen Street & Glasgow Central Railway Stations as well as Buchanan Street Underground Station

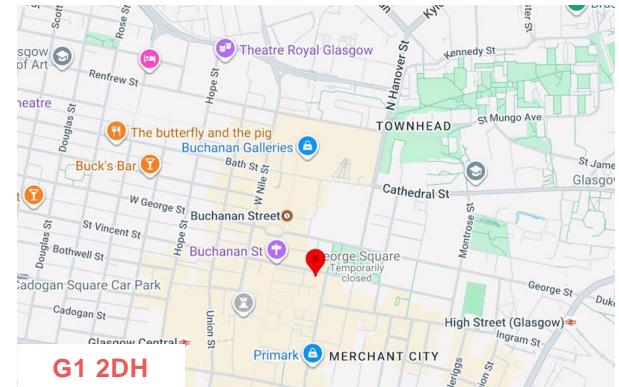
Metered on-street parking provided on surrounding streets as well as various multi-storey car parks.

Immediate access to all city centre shopping and leisure amenities.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	360	33.45	Available
Total	360	33.45	



VIEWING & FURTHER INFORMATION

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