

TO LET - OFFICE

1ST FLOOR, 95 WEST REGENT STREET
GLASGOW, G2 2AW



KEY HIGHLIGHTS

- 1,983 sq ft
- Situated on 1st floor of Category B listed building
- Attractive common areas
- No VAT applicable
- Located within the heart of Glasgow City Centre
- Well fitted out office space offering a mix of open plan and cellular space
- Close proximity to Glasgow Queen Street/Glasgow Central and Glasgow Buchanan Street Subway.

SUMMARY

Available Size	1,983 sq ft
Rent	£20,000 per annum
Business Rates	To be confirmed.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

95 West Regent Street is a well presented office providing a mix of open plan and cellular office space including a boardroom with glazed skylight providing good levels of natural daylight.

Access is from street level where a staircase provides access to the upper floors. The suite has two entrances off the common stairwell which would be suitable for separate client/staff entrances for any incoming occupier.

The accommodation is complete with tea-prep, male and female toilets.

Metered on-street parking provided together various nearby multi-storey car parks.

LOCATION

The subjects are located within the heart of Glasgow City Centre on the south side of West Regent Street.

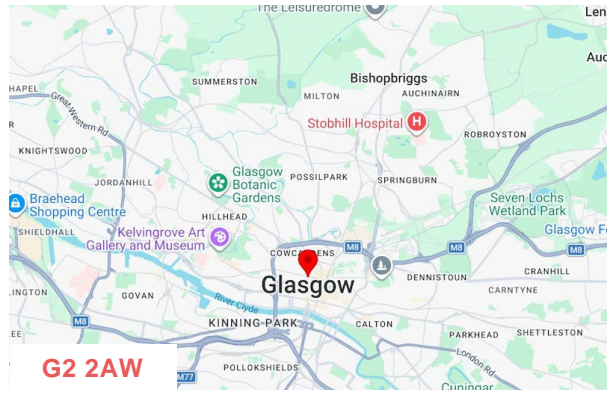
The location benefits from high footfall and passing traffic including numerous bus routes.

The property is within easy walking distance from Glasgow Queen Street Railway Station/Glasgow Central Station and Buchanan Street Bus Station/Subway Stop.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Floor	1,983	184.23	Available
Total	1,983	184.23	



VIEWING & FURTHER INFORMATION

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