

## TO LET - OFFICE

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193 BATH STREET  
GLASGOW, G2 4HU



### KEY HIGHLIGHTS

- 1,221 to 4,774 sq ft
- Attractive common areas with shower facilities
- Easily accessible from the M8 motorway via Junctions 17, 18, 19
- Available for immediate occupation
- Close proximity to Cowcaddens Underground Station and all Glasgow Train Stations
- Parking available

SUMMARY

Available Size	1,221 to 4,774 sq ft
Rent	£12.50 per sq ft
Rates Payable	£33,790 per annum
Rateable Value	£62,000
Service Charge	£4.40 per sq ft
EPC Rating	Upon enquiry

DESCRIPTION

Attractive office suites offering a range of suite sizes to satisfy both small and larger requirements. Access to the building is via a secure door entry system with attractive common areas upon entry.

LOCATION

The subjects command a prominent corner position on the south-side of Bath Street at its junction with Douglas Street within the heart of Glasgow City Centre and just by Blythswood Square. Easy access to public transport links are provided with the city centre's underground, railway and bus stations within walking distance.

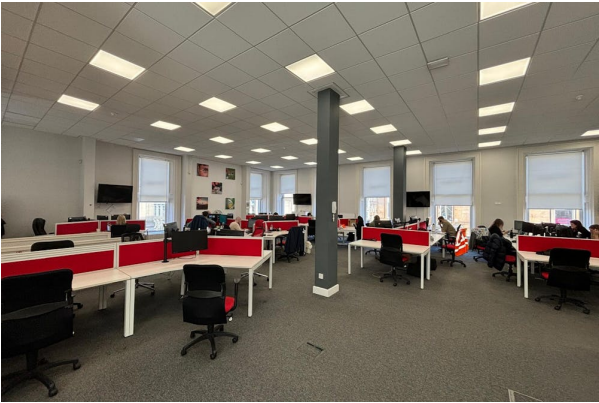
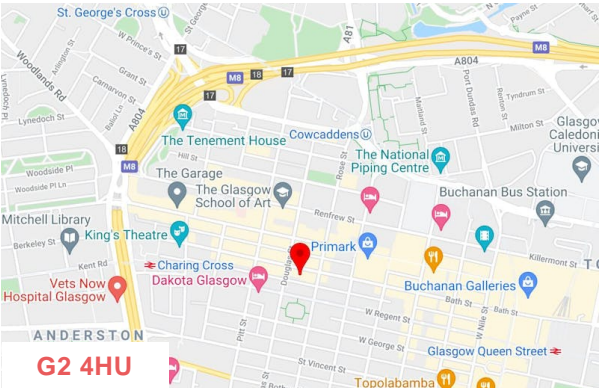
ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st	4,774	443.52	Available
2nd - Suite 1	975	90.58	Available
2nd - Suite 2	1,221	113.43	Available
<b>Total</b>	<b>6,970</b>	<b>647.53</b>	

SPECIFICATION

- Suspended ceiling with LG7 lighting
- Mixture of raised access floors & perimeter trunking
- Gas central heating
- Communal Male & Female Toilets
- Tea Preparation areas
- 1 x passenger lift
- Secure door entry system
- Parking available to the rear of the building



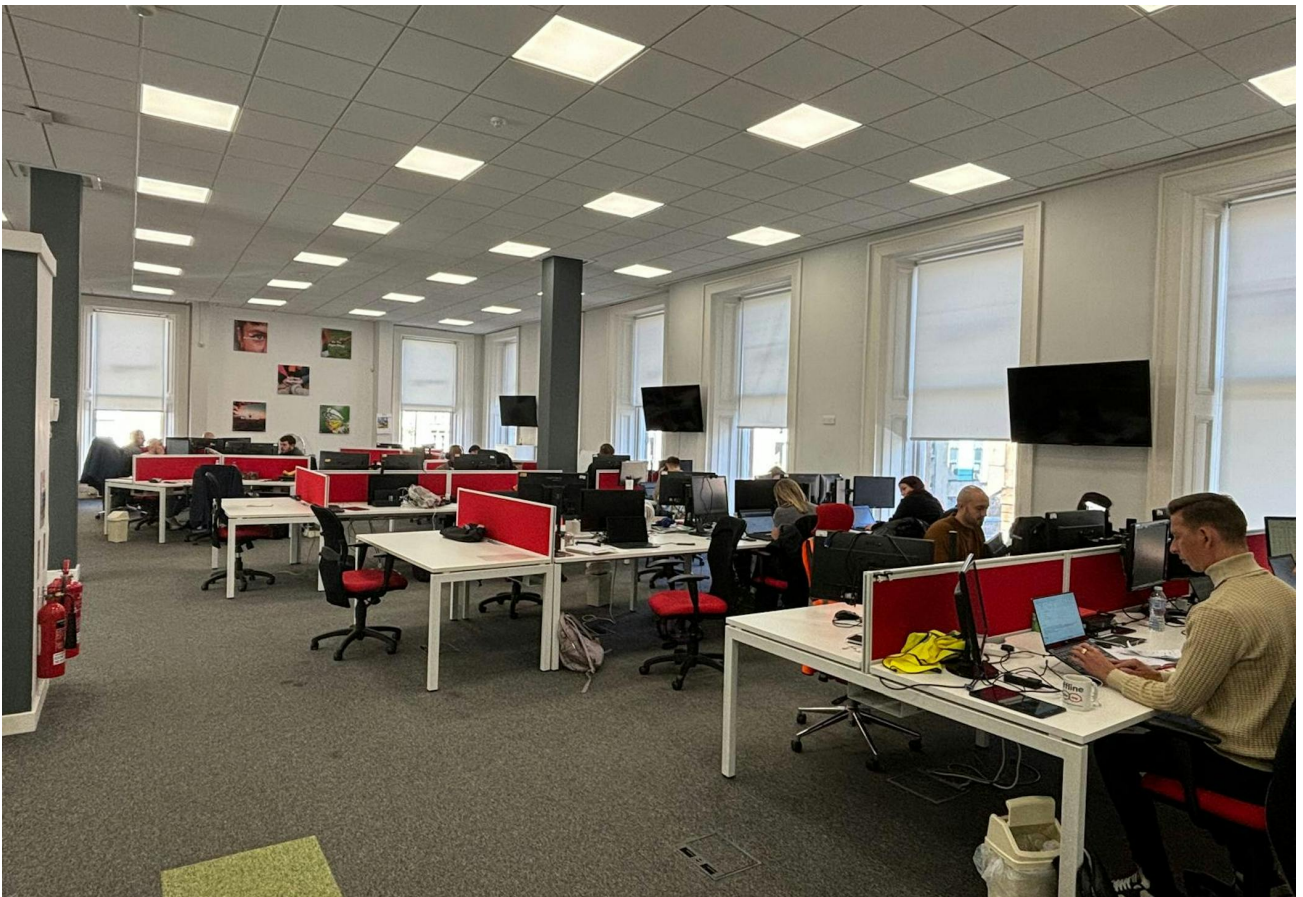
VIEWING & FURTHER INFORMATION

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