

## TO LET - OFFICE

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137 SAUCHIEHALL STREET

GLASGOW, G2 3EW



### KEY HIGHLIGHTS

- 1,000 to 3,200 sq ft
- Available for immediate occupation separately or together
- Easy access to public transport links
- 2 x contained office suites
- Benefits from attractive existing fit-out
- Potential for 100% rates relief

SUMMARY

Available Size	1,000 to 3,200 sq ft
Rent	£15,000 - £33,000 per annum
Rates Payable	£5.23 per sq ft Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Modern fitted plug and play office suites.

Situated on the 3rd floor of an attractive Grade B listed red sandstone building.

Access is via street level where a secure door entry system leads into attractive common areas where a passenger lift and staircase provide access to the upper floors.

The available self-contained suites are situated to the front and rear of the 3rd floor.

Each suite benefits from main open-plan office area, large meeting room, smaller private meeting room, tea-prep, WC facilities.

Gas central heating provided.

LOCATION

Located within the heart of Glasgow City Centre on the south side of Sauchiehall Street by its junction with Hope street.

Short walk to Buchanan Subway Station, Queen Street & Glasgow Central Railway Stations, Buchanan Bus Station.

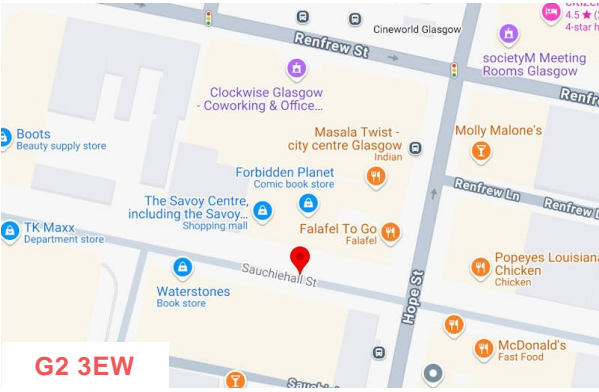
Immediate access to city centre eating, shopping and drinking amenities as well as a number of popular hotels.

Nearby on-street parking as well as multi-storey car parks.

ACCOMMODATION

The accommodation comprises the following areas:

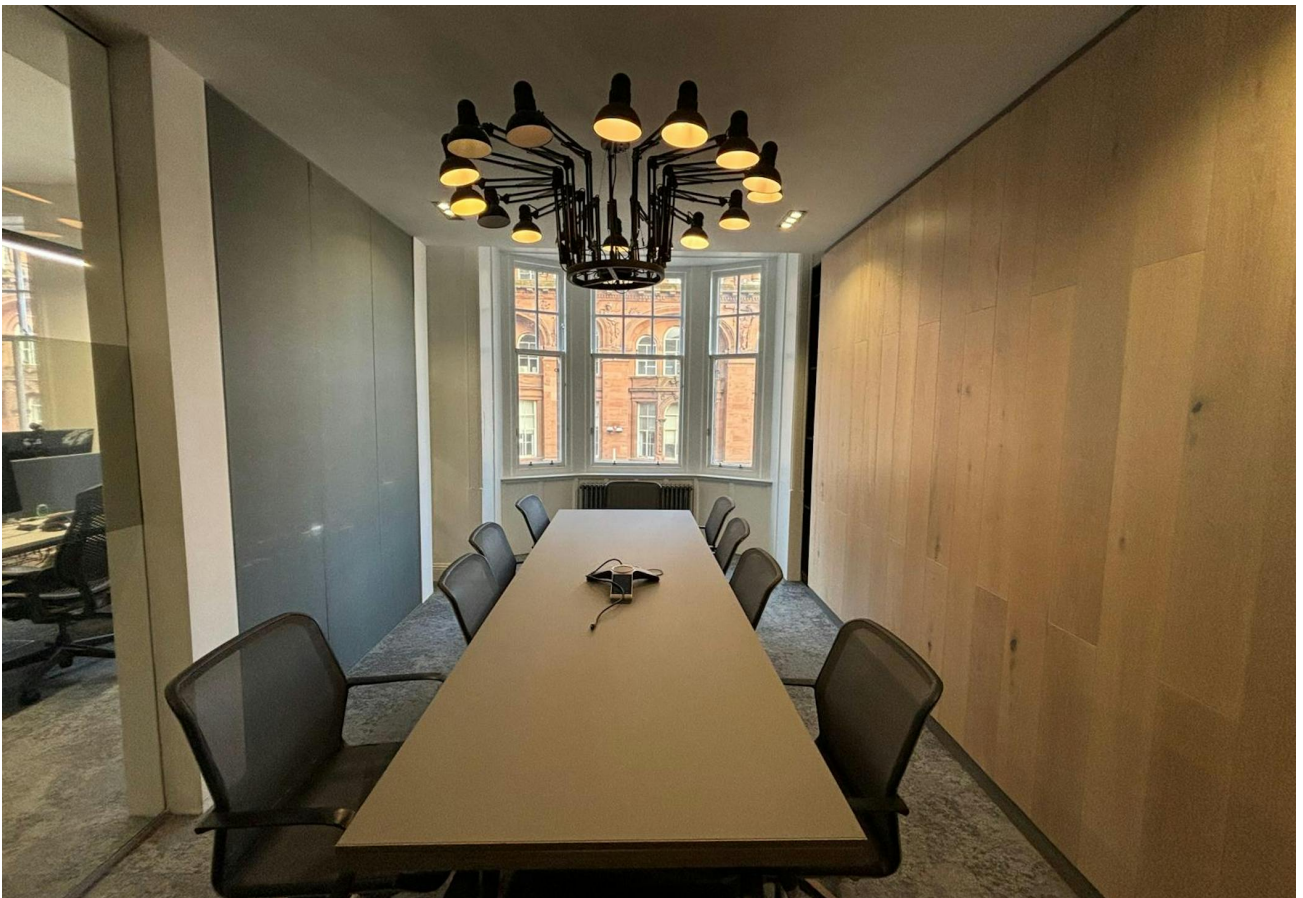
Name	sq ft	sq m	Rent	Availability
3rd - Front	2,200	204.39	£33,000 /annum	Available
3rd - Rear	1,000	92.90	£15,000 /annum	Available
<b>Total</b>	<b>3,200</b>	<b>297.29</b>		



VIEWING & FURTHER INFORMATION

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