

TO LET - OFFICE

2ND FLOOR FRONT ARGYLL CHAMBERS

34 ARGYLL ARCADE, GLASGOW, G2 8BD



KEY HIGHLIGHTS

- 565 sq ft
- Attractive outlook onto Buchanan Street
- Eligible for 100% rates relief
- Well-presented bright open plan bright office / studio space
- Available for immediate occupation
- Rent - £13,200 per annum - no VAT

SUMMARY

Available Size	565 sq ft
Rent	£13,200 per annum No VAT on rent
Rates Payable	£2,589.60 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£5,200
Service Charge	£1,295 per annum Plus VAT
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Bright open-plan front facing office / studio space.

Passenger staircase and lift provide access to the upper floors.

Dedicated tea-prep.

Communal WC's

LOCATION

Argyll Chambers is an attractive Category B Listed located in the heart of Glasgow City Centre

Access of Buchanan Street through the Argyll Arcade benefitting from manned security

5-minute walk to Buchanan St & St Enoch Underground Stations as well as Glasgow Central & Queen Street Railway Stations

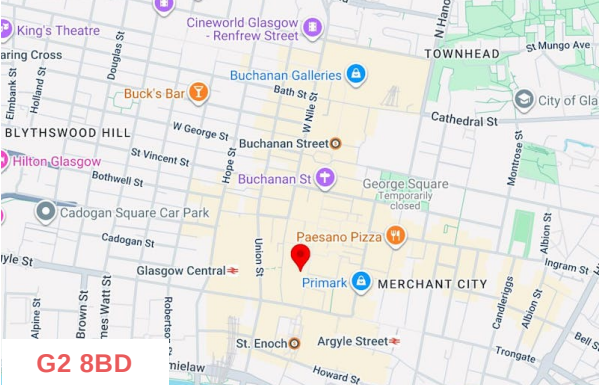
Close to various multi-storey car parks where permits are available

Immediate access to all city centre shopping, drinking and eating amenities provided

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	565	52.49	Available
Total	565	52.49	



VIEWING & FURTHER INFORMATION

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