

## TO LET - OFFICE

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2ND FLOOR, 152 WEST REGENT STREET

GLASGOW, G2 2RQ



### KEY HIGHLIGHTS

- 1,442 sq ft
- Fully refurbished to a high standard
- 1000mb dedicated fibre broadband
- Shared tea-prep
- Attractive corner positioned bright open-plan office
- Private office / meeting room
- 2 x parking spaces available

SUMMARY

Available Size	1,442 sq ft
Rent	£15.50 per sq ft
Business Rates	The rateable value requires to be re-assessed following the refurbishment works.
Service Charge	£5 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

DESCRIPTION

Fully refurbished 2nd floor corner office suite.

A secure door entry system provides access to attractive refurbished common areas where a passenger staircase and lift provide access to the upper floors.

The available accommodation is situated at the front corner of Crown House on the 2nd floor and provides open-plan accommodation complete with private office / meeting room.

Shared male, female WCs and kitchen tea-prep are provided.

The specification includes raises access floors , suspended ceiling with LED lighting units, gas central heating, double-glazed window units.

2 x tandem car parking spaces are available.

LOCATION

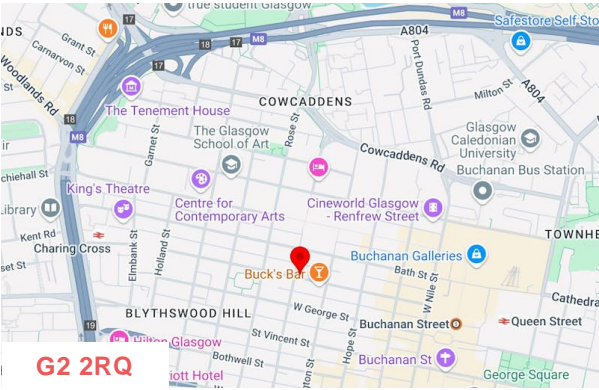
Located on the corner of West Regent Street and West Campbell Street in the heart of Glasgow’s central business district, served by all the city centre retail and leisure amenities, public car parks and transportation links, this prestigious business address has a lot to offer.

The Blythswood 5 star hotel and spa lies diagonally opposite Crown House and leading Glasgow restaurants – Sarti and Red Onion are within a block. A few minutes’ walk away is Sauchiehall Street providing a multitude of lunchtime facilities including a Costa, Tesco, Boots and TK Maxx. After work, there are numerous bars, gyms, theatres, a concert hall and cinema to enjoy a life/work balance all within a short walk. Commuting to work is easy by road, rail, subway or bus with excellent access to all transport nodes and motorway connections from the property.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	1,442	133.97	Available
<b>Total</b>	<b>1,442</b>	<b>133.97</b>	



VIEWING & FURTHER INFORMATION

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