



To Let

Refurbished office space within a chambers style building in Glasgow's CBD.

- Manned reception
- Inclusive rental options
- Flexible leases

19 Waterloo Street

19, Waterloo Street, Glasgow, G2 6AY

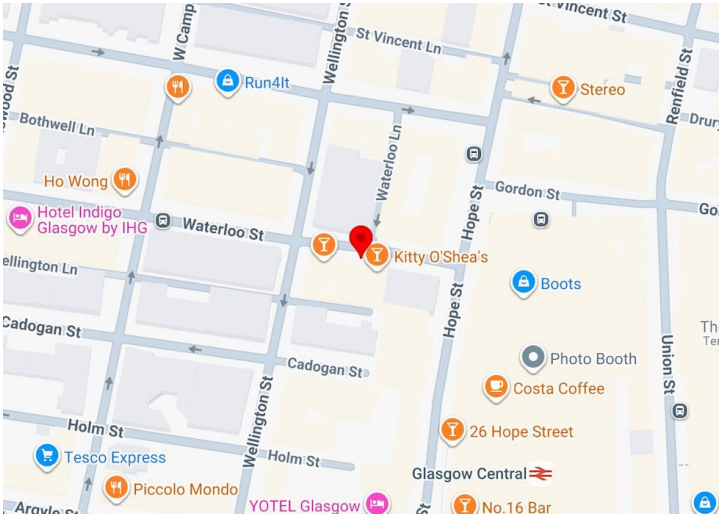
970 to 5,174 sq ft

90.12 to 480.68 sq m

Reference: #45365

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Summary

Available Size	970 to 5,174 sq ft / 90.12 to 480.68 sq m
Rent	£14.50 - £35 per sq ft
Rates Payable	£4.24 per sq ft Incoming occupiers may be exempt from Business rates via the Small Business Bonus Scheme. All enquiries for relief should be made direct to the Scottish Assessors Association.
Service Charge	N/A
EPC	D (58)

Description

Waterloo Chambers comprises a seven-storey red sandstone building with the office accommodation above ground floor licenced leisure units. The building provides a range of fully refurbished suites, with flexibility to accommodate a variety of occupier requirements. Waterloo Chambers benefits from a secure door entry system, commissionaire manned reception and passenger lift.

Location

The property offers an excellent central location for occupiers within the heart of Glasgow City Centre. The property is well situated for access to Glasgow's main public transport hubs with Glasgow Central and Queen Street train stations and both Buchanan and St Enoch Underground stations all located within walking distance.

Glasgow's key retail district of Buchanan Street is also located just a short walk from the property and a range of restaurants, coffee shops and express supermarkets are located in the immediate surrounds.

Accommodation

An all-inclusive rent of £35.00 per sqft can be offered which includes: rent, service charge, fit out, furniture, insurance, electricity and dilapidations (fair wear and tear).

Name	Size	Rent	Availability
5th - 5th floor	3,400 sq ft	£22.50 /sq ft	Available
4th - Suite 4.3	1,774 sq ft	£17.50 /sq ft	Available
3rd - Suite 3.10 & 3.11	1,000 sq ft	£20 /sq ft	Available
2nd - Suite 2.8	970 sq ft	£15 /sq ft	Available
2nd - Suite 2.4 & 2.5	1,105 sq ft	£17.50 /sq ft	Available
2nd - Suite 2.6 & 2.7	1,054 sq ft	£17.50 /sq ft	Available
1st - Suite 1.1 - 1.4	1,306 sq ft	£20 /sq ft	Available

Specification

- Fully refurbished suites
- Partially fitted out with meeting rooms and kitchen
- Commissionaire manned reception
- Passenger lift serving all floors
- Flexible lease terms
- DDA access

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