

TO LET - OFFICE

1ST & 2ND FLOOR - 21 BATH STREET

GLASGOW, G2 1HW



KEY HIGHLIGHTS

- 823 to 1,623 sq ft
- Well-suited to salon / clinic / studio use
- Dedicated fiber line for plug & play
- Quoting rent of £12,000 per annum per floor
- Floors are available separately or together
- Few minutes walk to both Glasgow Central, Queen Street Station and Buchanan Street Underground Station
- Eligible for 100% rates relief

SUMMARY

Available Size	823 to 1,623 sq ft
Rent	£12,000 per annum
Rates Payable	£4,282.80 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£8,600
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Bright self-contained 1st and 2nd floor offices

Secure door entry system from street level with pedestrian staircase providing access to upper floors

1st Floor - has been partitioned to create attractive reception, 3 x private rooms, tea-prep and WCs. Well suited for continued use as a clinic / salon / studio type use.

2nd Floor - provides open-plan accommodation complete with WC, shower and tea-prep.

Dedicated fibre line allowing for plug & Play

Benefits from LED lights throughout, electrical wall panel radiators, perimeter trunking

LOCATION

Located in the heart of Glasgow City Centre on the south side of Bath Street at its junction with West Nile Street and a short distance west from Buchanan Street.

Highly convenient access to public transport links with Central Station, Queen Street Station and Buchanan Street Underground Station all within a 5 minute walk.

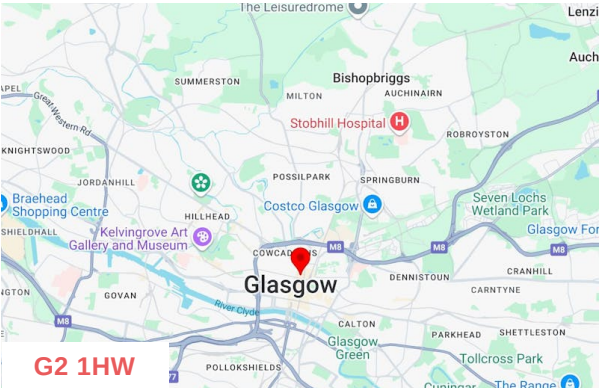
On-street parking provided as well as various nearby multi-storey carparks.

Immediate access to city centre shopping and leisure amenities.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	800	74.32	Under Offer
2nd	823	76.46	Available
Total	1,623	150.78	



VIEWING & FURTHER INFORMATION

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