TO LET - OFFICE

SECOND FLOOR OFFICE SUITE

95 WEST REGENT STREET, GLASGOW, G2 2BA

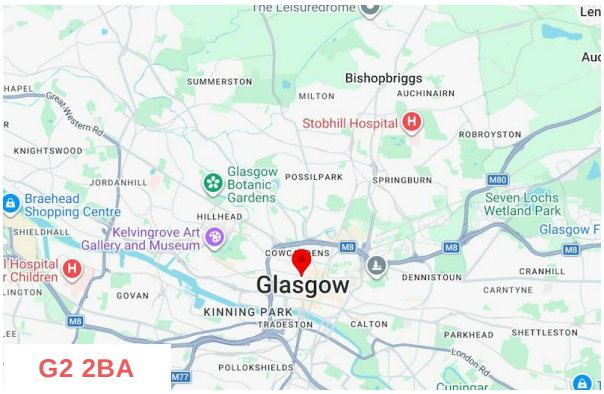


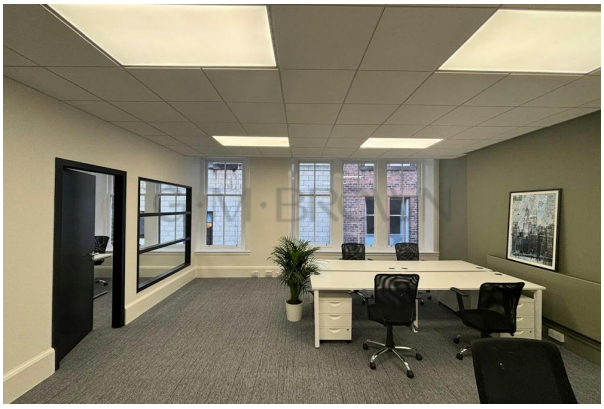
KEY HIGHLIGHTS

- 930 sq ft
- Excellent natural daylight
- Shared kitchen/tea preparation facilities and WC
- Eligible for 100% rates relief
- Refurbished 2nd floor office suite
- 1 x basement car parking space
- Available on new FRI lease - £14,000 pa

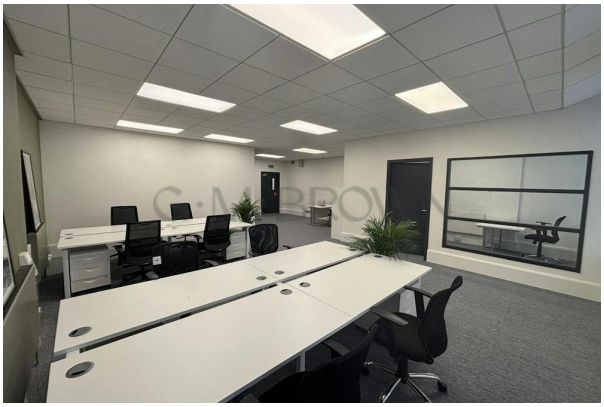
SUMMARY

Available Size	930 sq ft
Rent	£14,000 per annum
Rateable Value	£10,500 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

A well-presented second floor rear office suite situated within a traditional Category B Listed building in the heart of Glasgow City Centre.

A secure door entry system at street level provides access to the building, a traditional staircase provides access to the upper floors where the available accommodation is situated to the rear.

The accommodation offers bright, self-contained office space suitable for a variety of professional occupiers providing main open-plan office space, partitioned meeting room and a private office.

The accommodation has been fully refurbished with works including full internal redecoration, new carpet, new LED lighting units.

Gas central heating provided.

Shared male & female WCs plus a kitchen tea-prep facility are provided.

1 x single car parking space is provided within the basement.

LOCATION

95 West Regent Street occupies a prominent position on the south side of West Regent Street between Hope Street and Wellington Street, within Glasgow's established Central Business District.

The property is within a short walk of Glasgow Central Station, Glasgow Queen Street Station, Buchanan Street Subway Station and Buchanan Bus Station, providing excellent connectivity throughout Glasgow and beyond.

Numerous cafés, restaurants, hotels and public car parks are located nearby.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	930	86.40	Available
Total	**930**	**86.40**	

VIEWING & FURTHER INFORMATION

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