

TO LET / FOR SALE - OFFICE

2ND FLOOR - 102 BATH STREET

GLASGOW, G2 2EP



KEY HIGHLIGHTS

- 1,770 sq ft
- Self-contained office space with dedicated WC's
- Eligible for 100% rates relief
- No VAT
- Forms part of attractive blonde sandstone building
- Mixture of open-plan and cellular accommodation
- o/o £180,000 to buy or £18,000 pa to lease

SUMMARY

Available Size	1,770 sq ft
Rent	£18,000 per annum
Price	Offers in excess of £180,000
Business Rates	Subjects are eligible for 100% rates relief under the Small Business Bonus Scheme
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Self-contained 2nd floor offices forming part of a larger attractive blonde sandstone building.

Access is via street level where a passenger staircase provides access to the upper floors.

The accommodation is split between the front and back of the building and provides a main open-plan office to the front 2 x meeting rooms / private offices beyond.

Two decent sized rooms and a kitchen tea-prep are found to the back section off the central corridor where WC facilities are provided too.

Raised access floors are provided in part of the suite together with perimeter trunking.

Comfort heating / cooling is provided throughout.

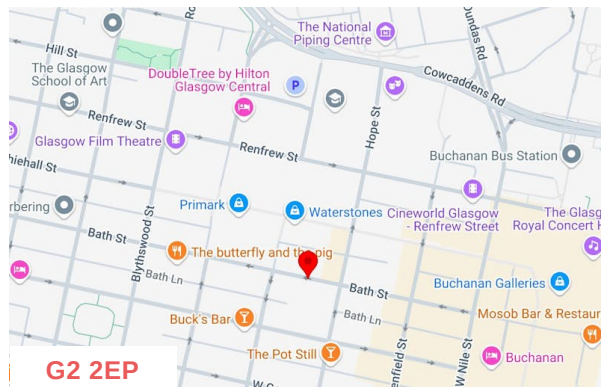
LOCATION

Located in the heart of Glasgow City Centre on the north side of Bath Street between its junctions with Hope Street & Wellington 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 car parks.

Immediate access to city centre shopping and leisure amenities.



VIEWING & FURTHER INFORMATION

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