



TO LET

124 ST VINCENT STREET

GLASGOW, G2 5ER

GROUND FLOOR OFFICE SUITE - 2,094 SQ FT



LOCATION

Glasgow is Scotland's largest city with a population of 600,000 and an extensive catchment in excess 2.3m. It is Scotland's largest centre of employment and is in the top 15 European Financial Centres.

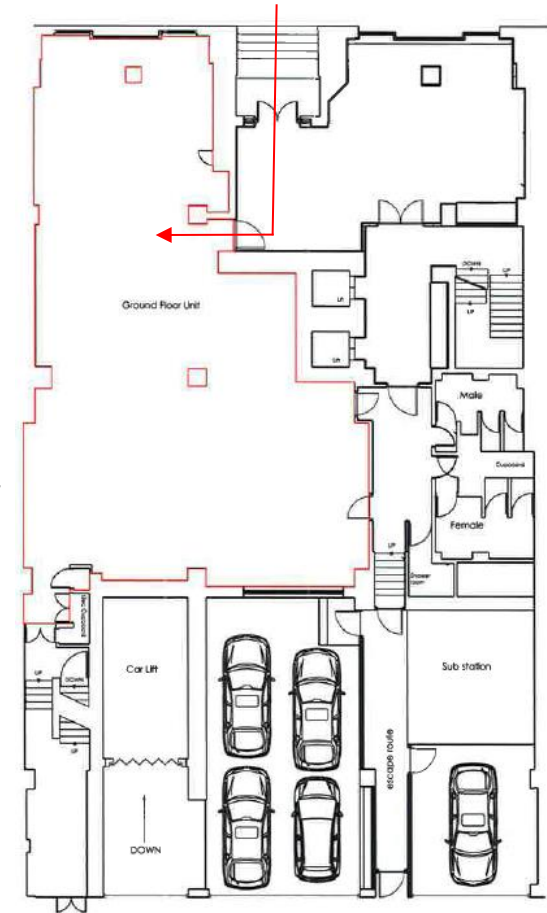
The property is situated in a prime location on St Vincent Street between the junctions of Hope Street and Renfield Street in the heart of Glasgow's CBD.

The building is within minutes' walk to Queen Street and Central Railway Stations, Buchanan Street Underground Station and Buchanan Bus Station. Glasgow Airport is within 15 minutes' drive time with a bus stop on the Glasgow Airport Express route directly opposite the building.



SPECIFICATION

- Striking Landmark Building
- Net Internal Area of 2,094 sq ft
- Recently refurbished
- Open plan office
- Raised access floors
- Suspended ceiling and LG3 lighting
- Air conditioning
- Secure door entry system
- Accessed via impressive entrance foyer



TERMS

The property is available by way of a sub-lease or assignment. The current lease is on Full Repairing and Insuring terms expiring 16/02/2024. The current passing rent of £38,000 pa reflects £18.15 psf. The tenant has a break option on 17/02/2019 subject to 9 months' notice. The tenant benefits from 12 months rent free if the tenant break option is not exercised. There is a rent review on 17/02/2019 to the higher of the current passing rent and the Open Market Rent.

The tenant has fitted out to a high standard with board room, manager's office, and kitchenette.



124

Buchanan Bus Station

Queen St. Station

Buchanan Street

Sauchiehall Street

St Vincent Street

Central Station

M8

SERVICE CHARGE

The property forms part of a larger building and has proportionate share of communal charges. The service charge apportionment for the property is currently £5,700 pa.

The tenants service charge liability is capped at £10,470 pa until 16/02/2019. Thereafter the cap will rise annually in line with the Retail Price Index.

RATES

The Rateable Value of the premises is:-

2017/18 Rateable Value	£29,250
Commercial Rate Pounding	£0.466
2017/18 Rates Payable (exclusive of water and sewerage rates)	£13,630

EPCs

A copy of the EPC report is available on request.

VAT

All figures quotes are exclusive of VAT.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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