



TO LET

LOWER GROUND FLOOR OFFICE

3,414 SQ FT

21

BLYTHSWOOD SQUARE

21

BLYTHSWOOD SQ.

GLASGOW

G2 4BL

LOCATION

The property is located on Blythswood Square at the junction with West George Street and Douglas Street.

Long regarded as one of Glasgow's premier business addresses Blythswood Square is well positioned within the Central Business District while enjoying easy access to the M8 motorway and within a short walk of all modes of public transport.

Adjoining business occupiers National Westminster Bank, Adecco, Malcolm Hollis, Elite Training Glasgow and Prime Staff. The Principal Blythswood Square, Dakota, Malmaison and Hampton by Hilton Hotels are all in the direct vicinity.

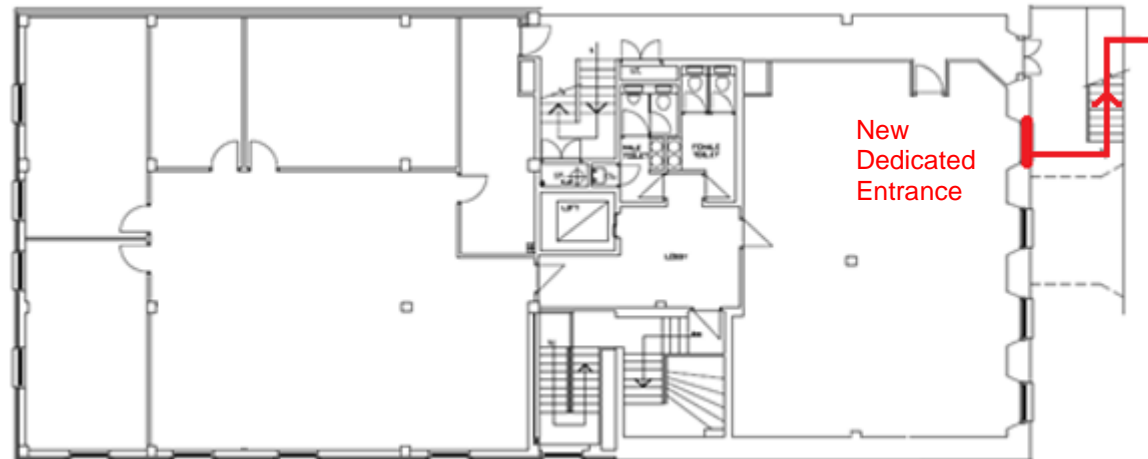
DESCRIPTION

The property comprises a lower ground floor open plan office. The property has been partially sub-divided with partitions which can be removed as required.

The property is currently accessed from a ground floor entrance foyer, however, the landlord has re-applied from previously granted consent to create a dedicated entrance at lower ground level which allow access directly off Blythswood Square.

The property benefits from the following specification:

- Striking Landmark Building
- Net Internal Area of 3,414 sq. ft / 318 sq. m
- Open plan office accommodation
- Raised access floors
- Suspended ceiling
- Dedicated outdoor area
- Secure door entry system via main entrance foyer
- Dedicated toilet and kitchenette facilities





Cowcaddens
Subway

Buchanan
Bus Station

Queen St.
Station

Sauchiehall Street

Buchanan Street

Charing X
Station

West George Street

Central
Station

M8

21 Blythswood Square

SERVICE CHARGE

The property forms part of a larger building and has a proportionate share of communal charges. The service charge apportionment for the property is currently £13,600 pa (£4.22 psf).

RATES

The 2018/19 Rateable Value of the premises is: -

Front Office	£12,500
Rear Office	£25,500
Commercial Rate Poundage	£0.48
Combined Rates Payable	£18,240
(exclusive of water and sewerage rates)	

EPCs

A copy of the EPC report is available on request.

VAT

All figures quoted 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.

TERMS

Offers of £35,000 per annum are invited on the basis of a new full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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