

FOR SALE - OFFICE

5TH FLOOR FRONT - GORDON CHAMBERS

90 MITCHELL STREET, GLASGOW, G1 3NQ



KEY HIGHLIGHTS

- 462 to 1,316 sq ft
- Located within the heart of Glasgow City Centre
- Building benefits from concierge plus lift to all upper floors
- Suite 1 - o/o £60,000 | Suite 2 - o/o £155,000 - no VAT
- 2 x attractive office suites located within the popular Gordon Chambers building
- Immediate access to public transport links as well as city centre retail and leisure amenities
- The suites are available separately or together

SUMMARY

Available Size	462 to 1,316 sq ft
Price	Offers in excess of £60,000 The suites are available separately or together. Suite 1 o/o £60,000 - Suite 2 o/o £155,000
Business Rates	Some occupiers may be 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

Gordon Chambers is an attractive Category B listed red sandstone building located.

Access is from street level via well-maintained attractive common areas with concierge, where a passenger staircase and lift provides access to the upper floors.

The subjects are positioned on the front of the 5th floor with attractive open aspects onto Mitchell Street and over the surrounding skyline.

LOCATION

Gordon Chambers is located within the heart of Glasgow City Centre on the east side of Mitchell Street by its junction with Gordon Street and close to Buchanan Street which is Glasgow's main shopping street.

Glasgow Central Station, Queen Street Station and Buchanan Underground Station are all a 5 minute walk away.

On-street parking is provided and there is an NCP multi-storey car park situated opposite.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Price	Availability
5th - Suite 1	462	42.92	£60,000	Available
5th - Suite 2	1,316	122.26	£155,000	Available
Total	1,778	165.18		

SUITE 1

Fully refurbished self-contained office suite providing bright open-plan accommodation.

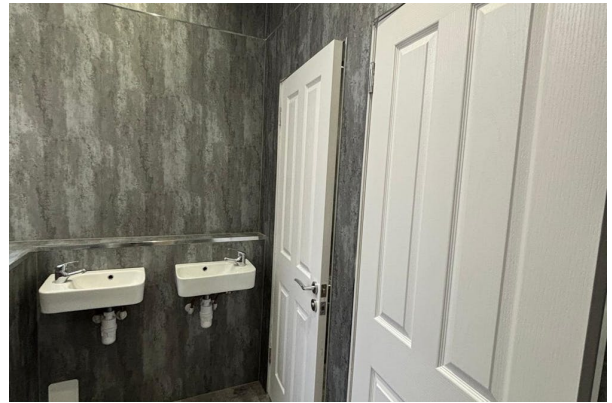
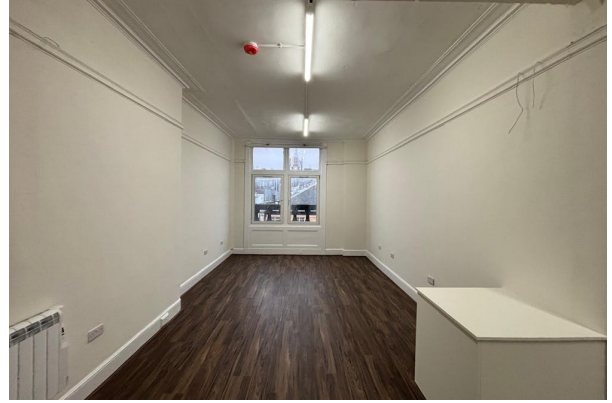
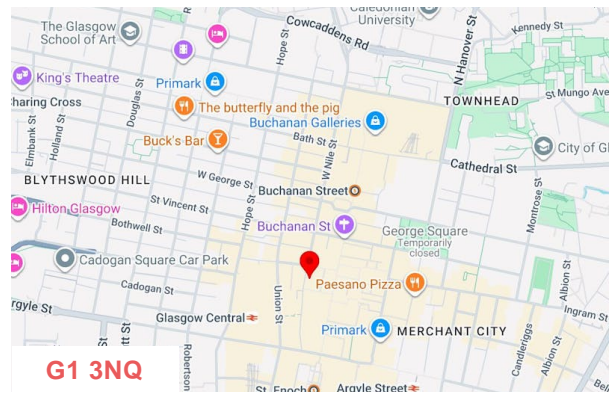
Internally provides a large office room, that can be sub-divided to create separate spaces if required.

The suite has dedicated male and female WCs.

SUITE 2

Provides main open-plan office space together with 3 x partitioned offices formed using partitions, easily removed to create open-plan space if required.

The accommodation is complete with a kitchen tea-prep / breakout area.



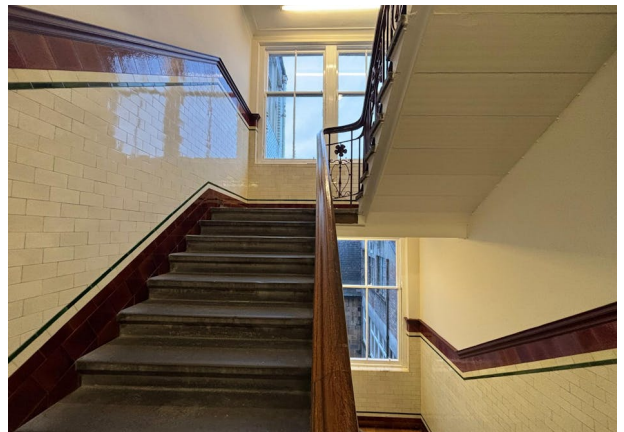
VIEWING & FURTHER INFORMATION

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