

Location

Merchant Exchange is located within the Merchant City on the south side of Bell Street between Candleriggs and Albion Street. The property sits opposite the popular leisure destination of Merchant Square which offers a number of restaurants and bars.

High Street Station, Glasgow Queen Street and Central railway stations are all within a short walk of the building and there are a number of bus connections in the surrounding area.

Description

The subjects comprise the 6th floor within a traditional red sandstone office building with the main entrance located at 20 Bell Street. There are two 10 person high speed passenger lifts within the building and a staircase, both offering access to all floors.

The suite is finished to a high standard and benefits from existing fit out including meeting rooms/focus rooms and breakout space. The specification includes the following:

- Suspended ceiling LG7 compliant lighting
- Full raised access flooring
- Dedicated Male, Female and accessible toilets
- VRF heating and cooling system
- Secure door entry system
- Significant existing fit out
- Large communal roof terrace
- 9 secure basement parking spaces

Accommodation

The suite has been measured to give the following Net Internal Areas:

Floor	Sq ft	Sq m
6th	3,556	330.36

Terms

The suite is available on new Full Repairing and Insuring terms up to April 2024.



Business rates

We understand that the property is assessed as follows:

Rateable value: £40,750

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

The property benefits from Class 4 offices use.

Service charge

A service charge will be applicable for the suite.

EPC

A certificate can be made available upon request.

VAT

VAT if applicable will be charged at the standard rate.

Highlights



Net Internal Area

3,556 sq ft



Significant Fit Out



9 Secure car spaces

For further information please contact:

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