

# 163 Bath Street

GLASGOW, G2 4SQ

## To Let



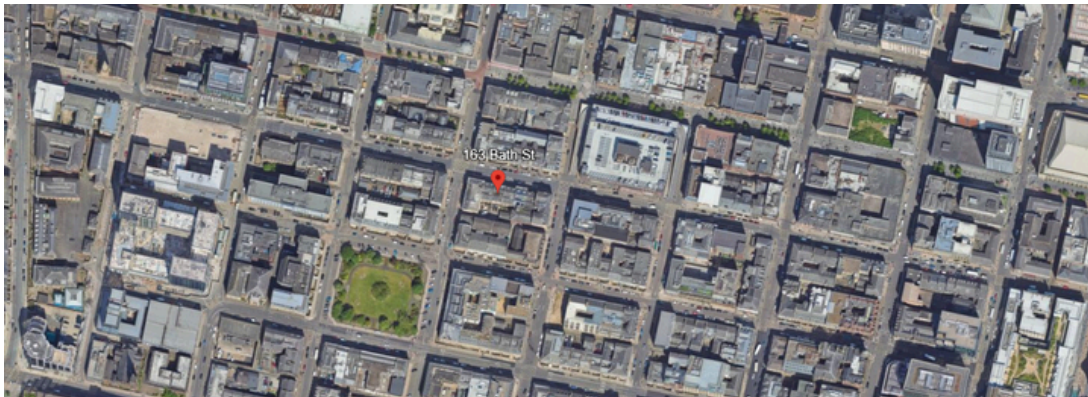
**163 Bath Street**

Glasgow, G2 4SQ



## LOCATION

Located in a prime city-centre position, 163 Bath Street offers excellent connectivity. The property is situated in a popular business district, with easy access to the numerous amenities of Sauchiehall Street and Buchanan Street. The M8 Motorway is accessible via Junctions 17 and 18, providing a national connection. The property benefits from excellent public transport links, with Glasgow Central Station, Queen Street Station, and Buchanan Bus Station all within walking distance. There is immediate access to a wide variety of retail, leisure, and dining amenities, creating a highly attractive and accessible location.



## DESCRIPTION

163 Bath Street offers a rare combination of period features and modern functionality. This B-listed, mid-terrace building provides 3,787 sq ft of quality office space over four floors. The layout includes a combination of open-plan areas and partitioned offices, offering flexibility for a variety of business needs.

The building specification includes:

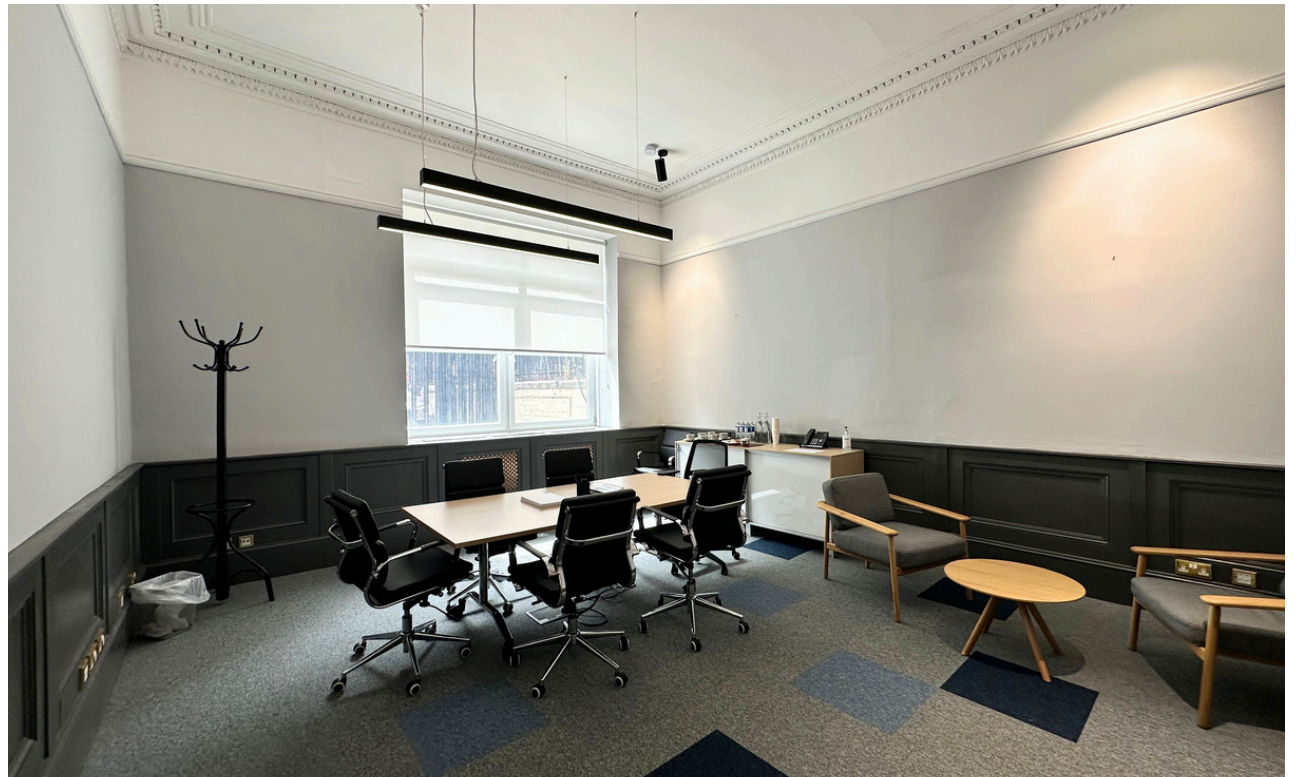
- Prominent position in a prime city centre location
- Historic B-listed Georgian townhouse with modern interior
- Gas Central heating
- High ceilings and excellent natural light
- Perimeter trunking throughout.
- Demised WCs (lower ground, ground and second floor)
- 6 dedicated car parking spaces

## ACCOMMODATION

The townhouse extends to approximately 351.83 Sq M / 3,787 Sq Ft.

Basement	908 sq ft	84.36 sq m	Available
Ground	925 sq ft	85.94 sq m	Available
1 <sup>st</sup> Floor	1,037 sq ft	96.34 sq m	Available
2 <sup>nd</sup> Floor	917 sq ft	85.19 sq m	Available





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## IMPORTANT NOTICE

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## RATES

The property is entered in the valuation roll with the following rateable values:

**NAV/RV** £36,250

Further information on request.

## EPC

The EPC is C. A copy is available on request.

## ASKING TERMS

Our client is looking to sublet or assign its lease. We will consider subletting in part and further details of the costs are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## VAT

All building charges will be subject to VAT

## AML REGULATIONS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Savills may be required to establish the identity and source of funds of all parties to property transactions.

## VIEWING

For further information or to arrange a viewing please contact the sole letting agents:

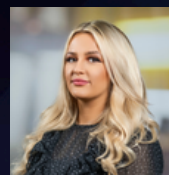
## CONTACT

For further information please contact:



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