

FOR SALE - OFFICE

1ST FLOOR - 211 SAUCHIEHALL STREET
GLASGOW, G2 3EX



KEY HIGHLIGHTS

- 1,163 sq ft
- Refurbished to a high standard
- Excellent owner-occupier / investment opportunity
- Well-fitted 1st floor self-contained office suite
- Provides reception, main open-plan office / boardroom / kitchen - break out space / male & female WC's
- Offers over £120,000 plus VAT invited

SUMMARY

Available Size	1,163 sq ft
Price	Offers in excess of £120,000
Business Rates	The subjects require to be re-assessed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Self-contained bright 1st floor office suite forming part of a larger blonde sandstone building.

A secure door entry system provides access to the building where a single staircase provides access to the upper floors.

The suite has been fully refurbished to a high standard comprising;

- *Reception
- *Bright main open plan office looking onto Sauchiehall Street
- *Partitioned boardroom
- *Kitchen / break out space
- *Male & Female WC's
- *Storage / cleaners cupboard

Raised access floors are provided throughout, heating is via electric panels.

LOCATION

The subjects are located within the heart of Glasgow City Centre on the south side of Sauchiehall Street opposite its junction with Cambridge Street.

Immediate access to public transport links with Cowcaddens Underground Station, Glasgow Central & Queen Street Railway Stations, Buchanan Bus Station all a short walk away.

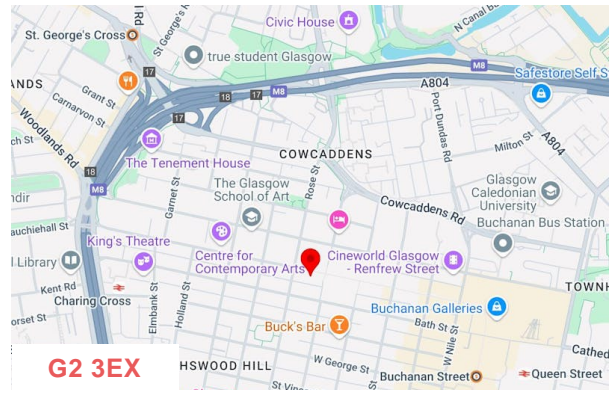
Close-by to various multi-storey car parks.

Immediate access to shopping / leisure amenities including Mackintosh at the Willow, Tesco, Nero, Costa Coffee, Buchanan Galleries and the Sauchiehall Centre.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,163	108.05	Available
Total	1,163	108.05	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059
kc@gmbrown.co.uk