

TO LET

Refurbished City Centre Office Accommodation

Second Floor: 905 – 1,931 sq ft
(84.07 – 179.39 sq m)

First Floor: Now Let

The second floor offices offer an abundance of natural daylight and excellent street profile to Gordon Street.

The floor is currently split to provide two suites that could be easily combined to provide excellent space for a single occupier.

**46 GORDON STREET
GLASGOW G1 3PU**



LOCATION

The property occupies a prime City Centre location in the heart of Glasgow's central business district, within easy walking distance of both Glasgow Central and Queen Street Stations. In addition, there is easy access to Glasgow's subway network.

The property is well located to enjoy Glasgow's retail facilities, being a short distance from Buchanan Street, Glasgow's premier retail destination, with nearby retail and leisure offers including Spuntini, Barolo, Sainsbury's, Ting Thai Caravan, together with many others.



ACCOMMODATION

We have measured the suites in accordance with RICS Code of Measuring Practice and find the net internal areas to be as follows:

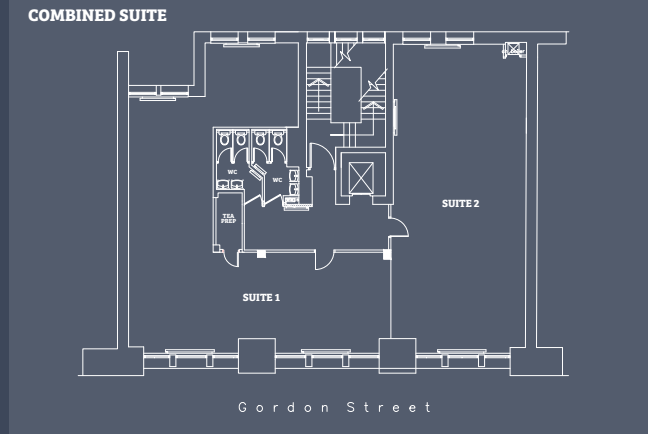
The offices are currently sub-divided to provide:

Suite 1 c. 905 sq ft (84.07 sq m)
Suite 2 c. 1,026 sq ft (95.31 sq m)

Alternatively the suites can be combined to provide:

Second Floor 1,931 sq ft (95.31 sq m)

The main entrance offers disabled access into the entrance lobby affording access to the lifts giving access to the upper floors.



RENT / LEASE TERMS

The suites are offered on the basis of new full repairing and insuring leases for a period to be agreed.

RATING

We understand the subjects are entered in the Valuation Roll as follows:

RV (2023/24) Suite 1 £11,700
RV (2023/24) Suite 2 £13,100

Qualifying parties may benefit from up to 100% rates relief under the Small Business Bonus Scheme.

EPC

The building has a current EPC rating of 'D+'. A copy of the Certificate is available on request.

VAT

All terms are quoted net of VAT where applicable. Any intending lessees must satisfy themselves as to the instance of VAT in respect of any transaction.

COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Building Transaction Tax, registration dues and VAT as applicable.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers / tenants which will at a minimum include proof of identity / address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

VIEWING/FURTHER INFORMATION

Accompanied viewings to be arranged through the joint letting agents:

wbf.
whitelaw baikie figes
0141 221 6161
www.wbf.co.uk

Gavin Anderson
07801 852 600
gavin@wbf.co.uk

Colette S Brough
07793 949 597
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