

TO LET - OFFICE

# 20 BUCHANAN STREET

Glasgow, G1 3LB



## Key Highlights

- 3,805 to 11,765 sq ft
- Self-contained
- Dedicated toilets and shower facilities
- Available with fit out
- Comfort cooling
- Raised access floors
- Lift access
- Secure door entry system

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## Description

20 Buchanan Street offers occupiers a mix of traditional Glasgow architecture with modern office finishes. Benefiting from original features including traditional high ceilings, large windows and exposed decorative columns this office also provides modern specifications such as comfort cooling, raised access floors and dedicated shower facilities.

The floor plates are regular and can be sub divided easily to provide meeting and break out areas.

## Location

Buchanan Street is in the heart of Glasgow City Centre and is home to the best retail offering in the UK outside of London. Everything you need is on your doorstep with multiple coffee shops, convenience stores, sandwich shops, restaurants, bars etc.

This office is well served for public transport with both Queen Street and Central Stations, St Enoch Subway station and multiple bus routes all close by. There are also a number of multi storey car parks in the immediate vicinity.

## Accommodation

The accommodation comprises of the following

| Name         | sq ft         | Rent          | Rates Payable | Service charge |
|--------------|---------------|---------------|---------------|----------------|
| 5th          | 3,980         | £18.50 /sq ft | £8.27 /sq ft  | £3.50 /sq ft   |
| 4th          | 3,980         | £18.50 /sq ft | £8.27 /sq ft  | £3.50 /sq ft   |
| 6th          | 3,805         | £18.50 /sq ft | £8.25 /sq ft  | £4.50 /sq ft   |
| <b>Total</b> | <b>11,765</b> |               |               |                |

## Specification

- Stunning period building with original features
- Comfort cooling
- Raised access floors
- Dedicated toilet and shower facilities
- Lift access
- Fit out available
- Secure door entry system

## Viewings

Viewings strictly by appointment with the letting agents.

## Business Rates

Rates payable: £7.79 per sq ft

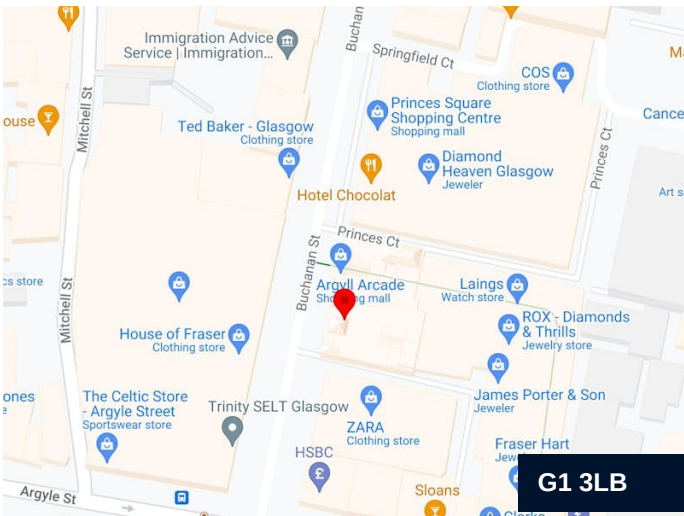
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