

TO LET

226 St Vincent Street, Glasgow, G2 5RQ

- Located in the heart of the Central Business District
- Category B Listed Building offers modern office accommodation whilst preserving its original features
- Close proximity to all public transport links and a host of nearby amenities
- Suite available, 882 sq. ft.

**MONTAGU
EVANS** 



LOCATION

226 St Vincent Street is located in the heart of Glasgow's Central Business District, with immediate access to the city's public transport network. Train services from Glasgow Central, Queen Street, and Buchanan Street Subway are all within a 5 minute walk. The premises are easily accessible by car via Junctions 18 & 19 of the M8 Motorway.

There are a host of amenities on nearby Bothwell Street, including Marks and Spencer, Pret a Manger, Sainsburys, and Costa.

THE PROPERTY

A Category B Listed Building, the premises have been renovated to provide contemporary office suites suitable for a range of occupiers, with varying specifications to include the following:

- Plasterboard finished ceilings
- Open plan work space
- Meeting Room
- Kitchenette
- Storage cupboard
- Gas-powered radiators
- Underfloor trunking
- Combination of modern light fittings

In accordance with the International Property Measurement Standards (IPMS 3), we calculate the area of the available suites as follows:

Floor	Sq. Ft.	Sq. M.
Ground	882	82

TERMS

226 St Vincent Street is available on a sublet or assignment basis. Further information on lease terms is available from the letting agents.

RATEABLE VALUE

The incoming tenant will be responsible for the payment of local authority rates in the usual manner.

The Scottish Assessors Association website state a rateable value for this suite of £10,300, effective from April 2017. Interested parties should make their own enquiries to Glasgow City Council.

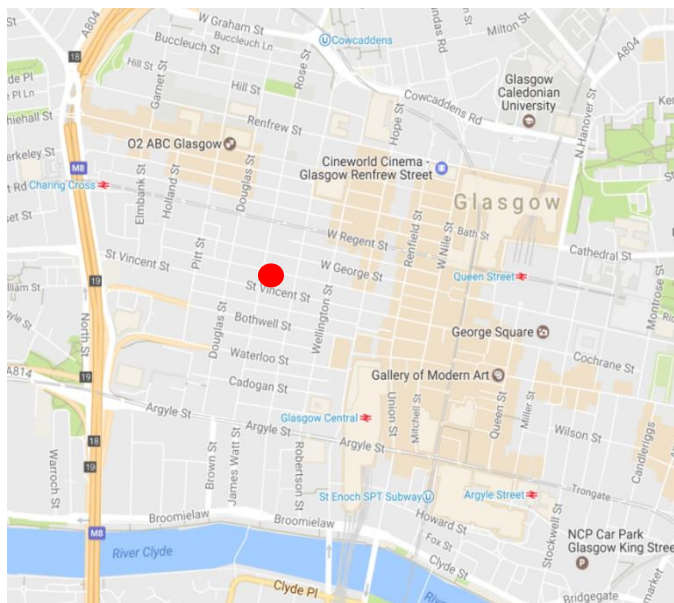
LEGAL EXPENSES

Each party will be liable for their own legal expenses incurred in the transaction, with the incoming tenant liable for Land & Buildings Transaction Tax, registration dues and any VAT thereon in relation to the lease.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available on request.

LOCATION MAP



VIEWING AND FURTHER INFORMATION



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