

# To LET

## The Stables

### 21-25 Carlton Court, Glasgow

- Refurbished Category B listed former stables building.
- Located South of River Clyde.
- Close to Glasgow Central Railway Station & City Centre Amenities.
- 4 contemporary office suites available, NIA 5,600 sq ft

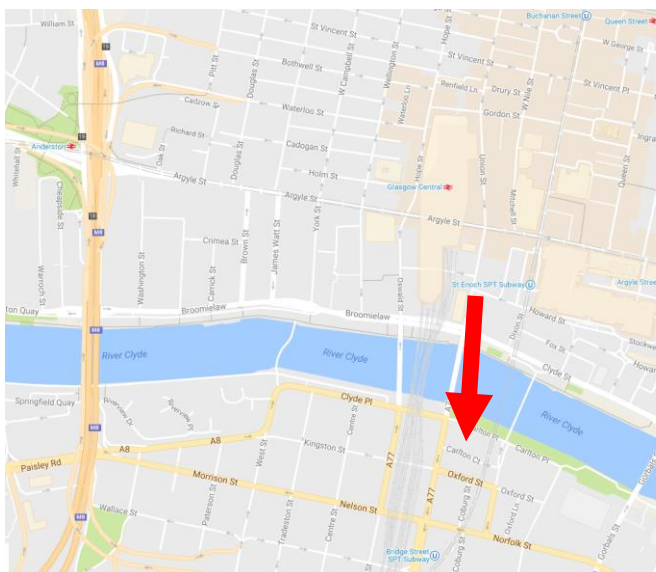


## LOCATION

Located on the South Bank of the River Clyde, The Stables occupies a prominent position within Carlton Court.

Furthermore, The Stables is well located for public transport with Glasgow Central Station (10 minute walk) and Bridge Street subway station (3 minute walk). Also, Junction 20 of the M8 motorway is less than a 5 minute drive.

The property is easily accessible from Glasgow City Centre with a short walk to Buchanan St, Argyle Street and the St Enoch Centre offering a range of Glasgow's best retail and leisure facilities.



## THE PROPERTY

Converted from stables into an office in 1985 by the Clyde Shipping Company, 21-25 Carlton Place holds a Category B listed status. The building was formally used as accommodation to dray horses used to haul barges along the River Clyde and now offers 8 high quality refurbished office suites within an attractive courtyard.

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

FLOOR AREA	(SQ M)	(SQ FT)
Suite 5	158	1,703
Suite 6	143	1,539
Suite 7	127	1,364
Suite 8	92	995

## TERMS

The Stables is available to lease on flexible full repairing and insuring terms. Further information on the quoting rental is available from the letting agents.

## RATEABLE VALUE

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

## VIEWING AND FURTHER INFORMATION

Strictly by prior arrangement with the joint letting agents:



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