FOR SALE (MAY LET)

DALKIN + CO

ATTRACTIVE OFFICE SUITES IN WALK IN CONDITION

13 BATH STREET – 5th FLOOR, GLASGOW G2 1HY

AVAILABLE AS A SINGLE FLOOR OR SMALLER SEPARATE SUITES

- **Mixture of LED spotlighting and recessed lighting**
- **Perimeter trunking**
- **Male and female toilets**
- **Kitchen facilities**
- **Break out space**
- **Board and meeting rooms**
- **Lift access**
- **Secure door entry to building**
- **Secure entry door to floor and suites**

Location

The property is located on the south side of Bath Street between its junctions with West Nile Street and Buchanan Street.

The property is centrally located and is a short walk from Queen Street and Central Railway Stations as well as Buchanan Bus Station.

The surrounding area offers extensive amenities on the door step with a number of bars , restaurants and coffee shops nearby whilst BUCHANAN GALLERIES SHOPPING CENTRE is only a few yards from the property along with BUCHANAN STREET and the prime retail destination in the City Centre.

126 West Regent Street, Glasgow, G2
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0141 222 5790

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Description

The property comprises the entire 5th floor of a traditional red sandstone Chambers Building. The property benefits from a lift from the ground floor foyer to all floors.

The suite was formerly used as a solicitors office and as such contains various self contained offices but also some larger open planned space along with a variety of Board and meeting rooms. The space is self contained and also benefits from 2 secure entry points allowing the space to be split into 2 or 3 smaller suites if required. Each of the 3 areas have their own male and female toilet along with kitchen facilities. There is also a shower room available.

Accommodation

The overall floor area of the 5th floor is 5,940 sqft (551.81 sqm) approx but this can be easily separated into 3 individual suites as follows;

SUITE 5-1	2,424 sqft (225.2 sqm) approx.
SUITE 5-2	1,636 sqft (152 sqm) approx.
SUITE 5-3	1,172 sqft (108.9 sqm) approx.

Rateable Value

We understand that the suites have the following rateable values;

SUITE 5-1	**£ 22,500**
SUITE 5-2	**£ 15,000**
SUITE 5-3	**£10800**

There may well be an opportunity for Small Business Relief on the smaller suites – further information available.

Price

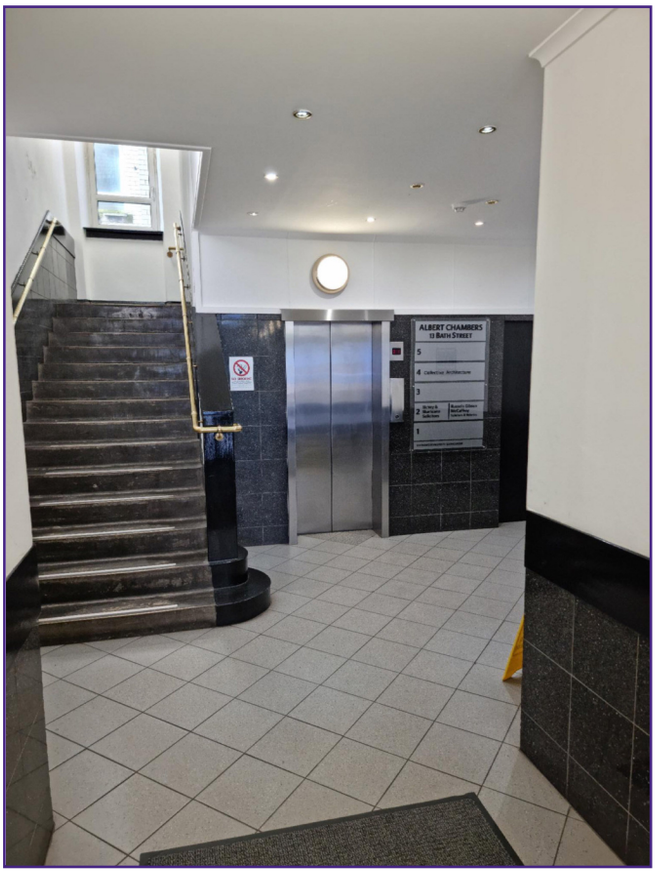
On application – offers will also be considered for the smaller suites individually.

Rent

Whilst it is our clients preference to sell, they may consider new lease deals and may also consider short tem licenses – details on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the transaction.



Service Charge

Details on request.

EPC

Available on request.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

EPC

Available on request.

Entry

Immediate entry is available.

Viewing & Further Information

By prior arrangement with the joint agent.

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Dalkin + Co give notice to anyone who may read these particulars as follows:

(i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.