

2 CAR PARKING
SPACES INCLUDED

DALKIN + CO

FOR SALE

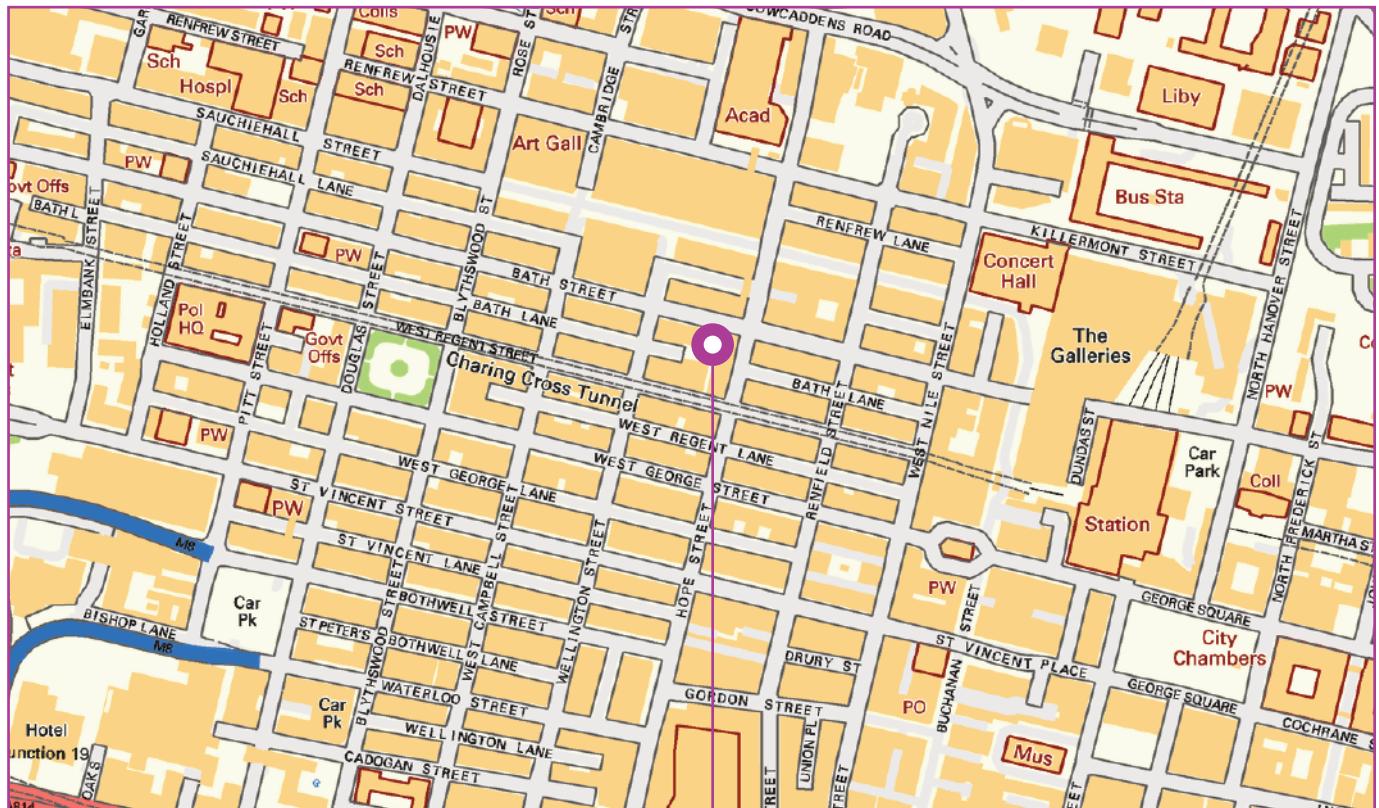
FIRST FLOOR OFFICES IN WALK IN CONDITION



**CONNECT BUILDING
59 BATH STREET, GLASGOW G2 2DH**

Standard Buildings, 94 Hope St, Glasgow G2 6PH
colin@dalkinandco.com

07766 203 213



Location

The subject property occupies a prominent position on the south side of Bath Street between its junctions with Hope Street and Renfield Street within the City's Central Business District.

The property is particularly well located for access to all forms of public transport with **QUEEN STREET STATION** and **CENTRAL STATION** nearby, whilst **BUCHANAN BUS STATION** is within easy walking distance.

There is easy access to the M8 in both directions within 2 minutes.

The area is a mix of commercial uses with **SAUCHIEHALL CENTRE** and **BUCHANAN GALLERIES** in close vicinity along with other users such **HAMPTON BY HILTON**; **ELANIC PRIVATE HOSPITAL**; **NCP CAR PARKS**; **SARTI**; **ART HOUSE**; **PURE GYM** and a variety of well known independent bars, coffee shops, restaurants and offices.

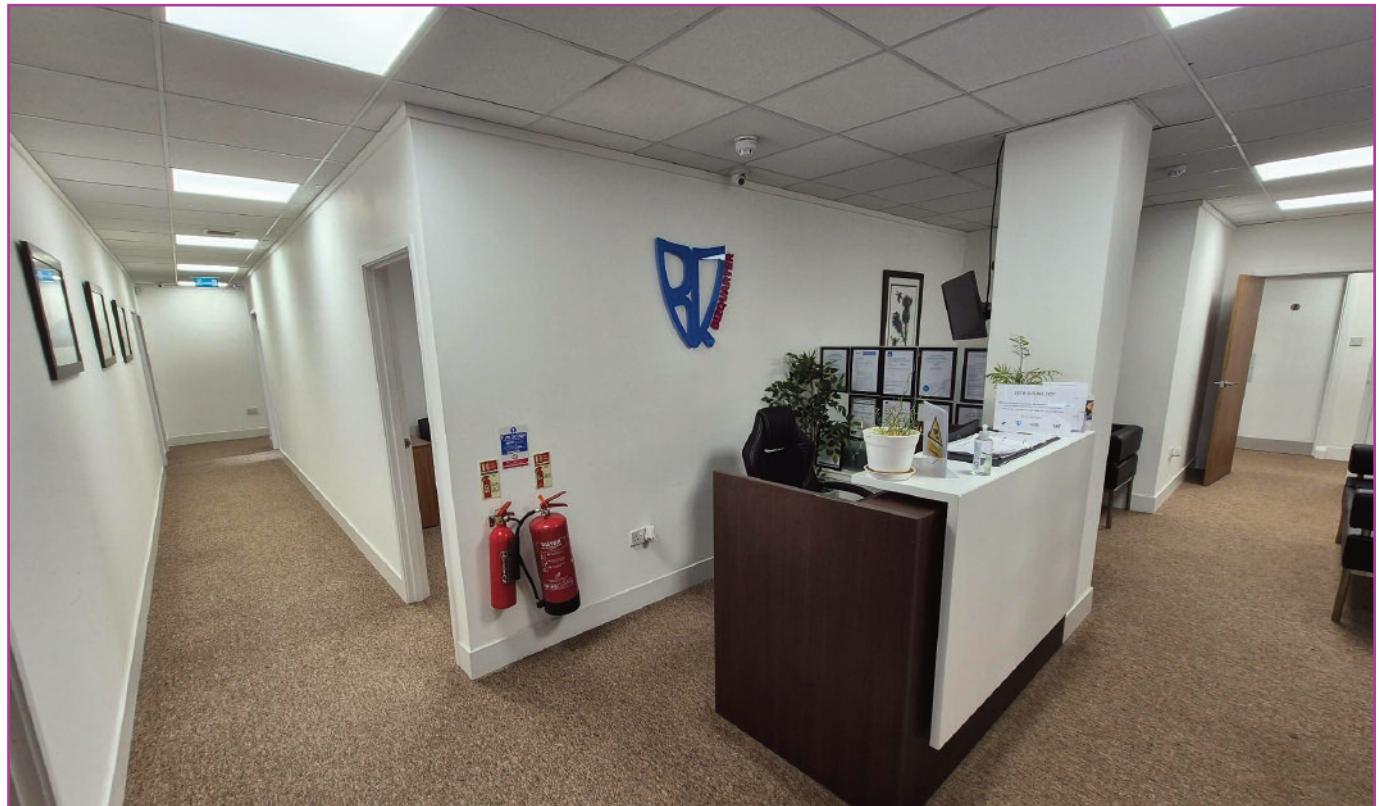
Description

The subjects comprise a modern 5 storey office block.

The subjects comprise the entire 1st floor and benefit from excellent lift facilities from the ground floor reception area.

The premises are split into a variety of offices and meeting rooms most of which have excellent window and natural lighting.

The offices are in walk in condition.



Accommodation

The property extends to approximately 2,500 sqft (232.3 sqm) approx and have been split into roughly 10 rooms plus separate male and female toilets and a kitchen and staff area.

Price

On application.

Rateable Value

The space has been zoned into 3 separate suites;

FLAT 1/1 -	£12,000
FLAT 1/2 -	£4,400
FLAT 1/3 -	£4,500

VAT

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

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

Will be made available to interested parties.

Entry

Immediate entry is available.

ANTI MONEY LAUNDERING

In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

Viewing & Further Information

Strictly by prior arrangement. Please contact the sole agent to arrange viewing the property.

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