

**DALKIN + CO**

**2 CAR PARKING  
SPACES INCLUDED**

# FOR SALE

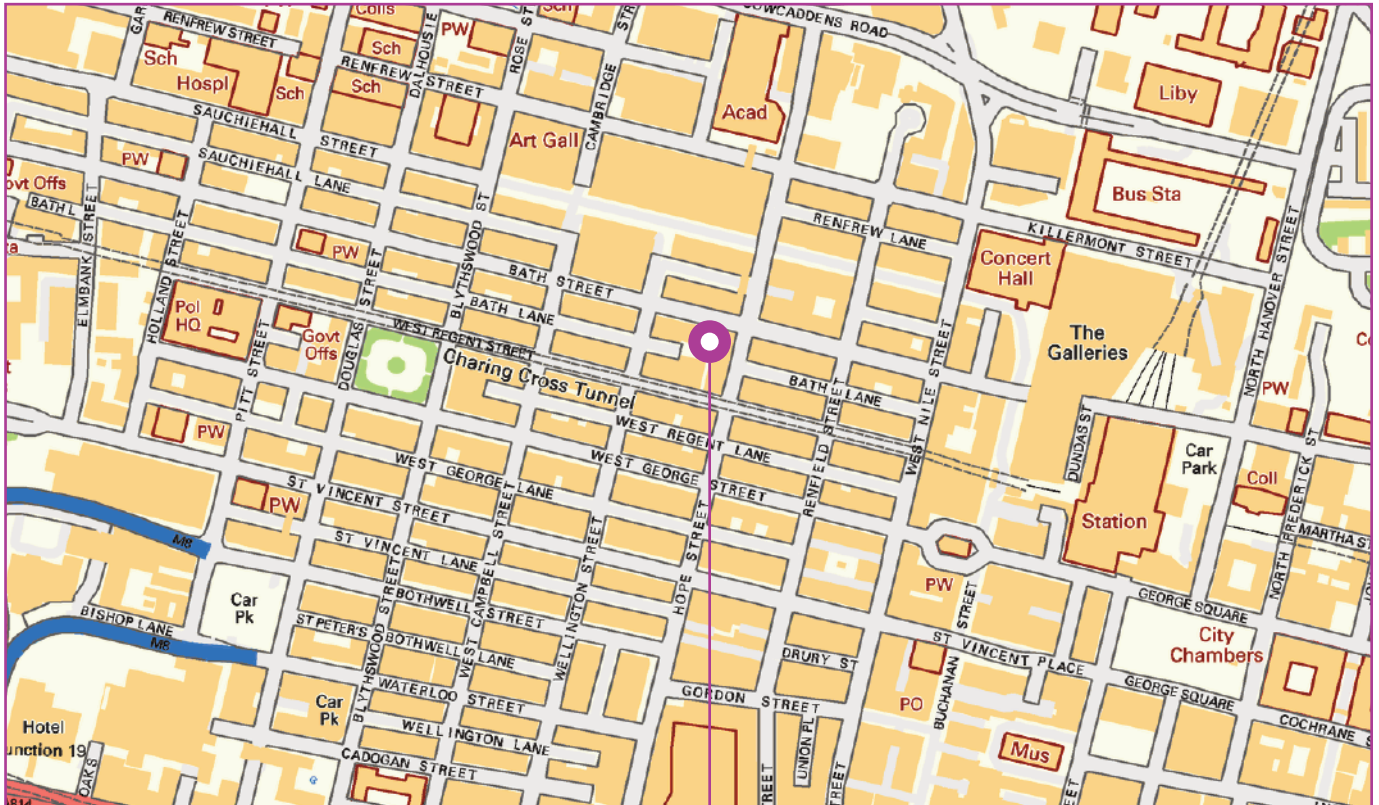
**FIRST FLOOR OFFICES IN WALK IN CONDITION**



**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**

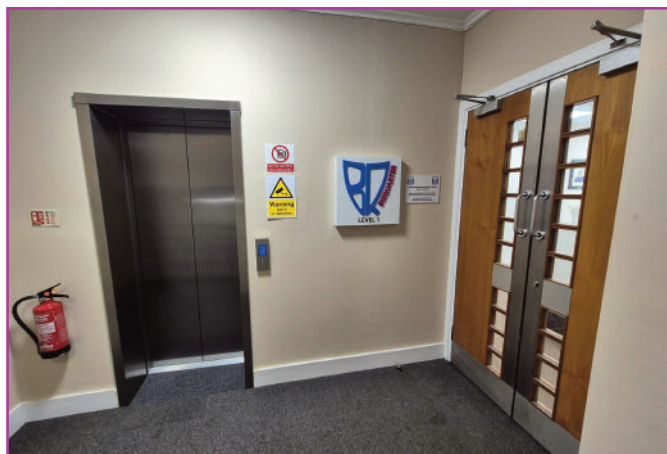
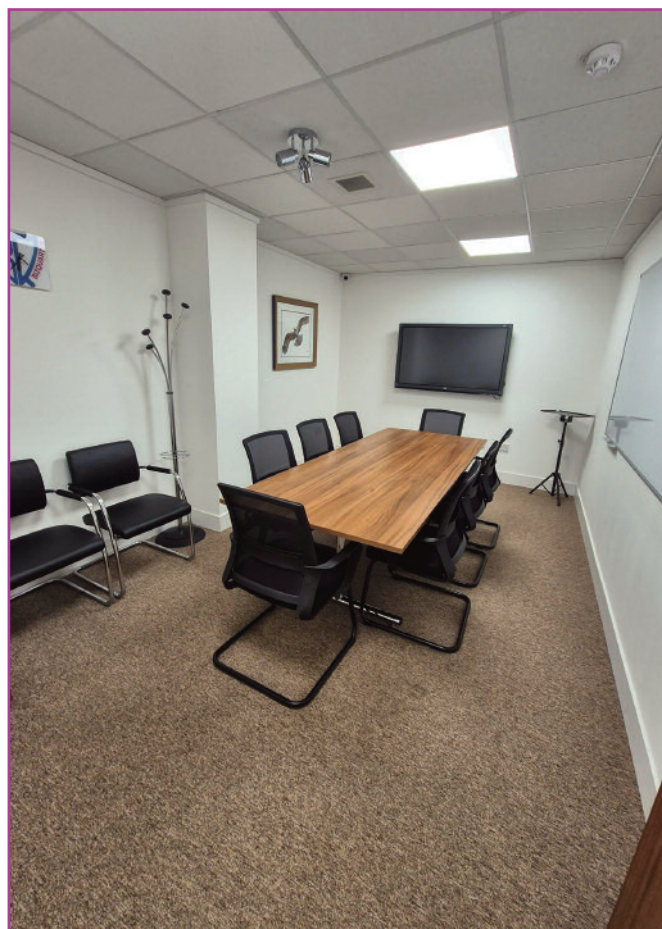
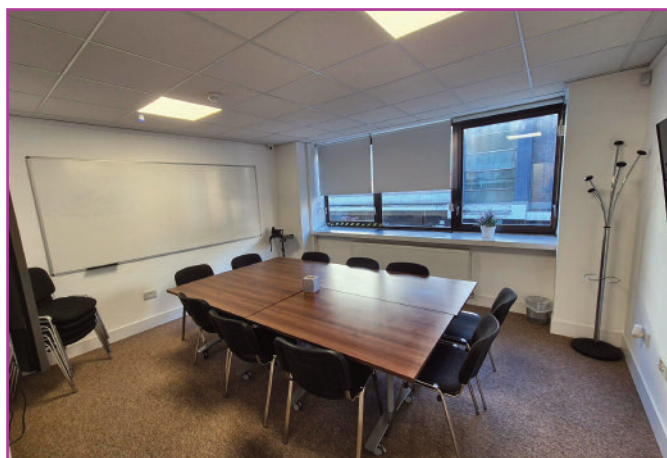
Strictly by prior arrangement. Please contact the sole agent to arrange viewing the property.

Colin Dalkin - Dalkin + Co,  
M: 07766 203213  
E: colin@dalkinandco.com  
www.dalkinandco.com

**DALKIN + CO****07766 203213**

colin@dalkinandco.com





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.

Contains Ordnance Survey data © Crown copyright and database right 2025