

TO LET

MODERN OPEN PLAN PROMINENT CORNER SPACE ON
GROUND + UPPER FLOOR

354 - 356 ARGYLE STREET GLASGOW G2 8NE



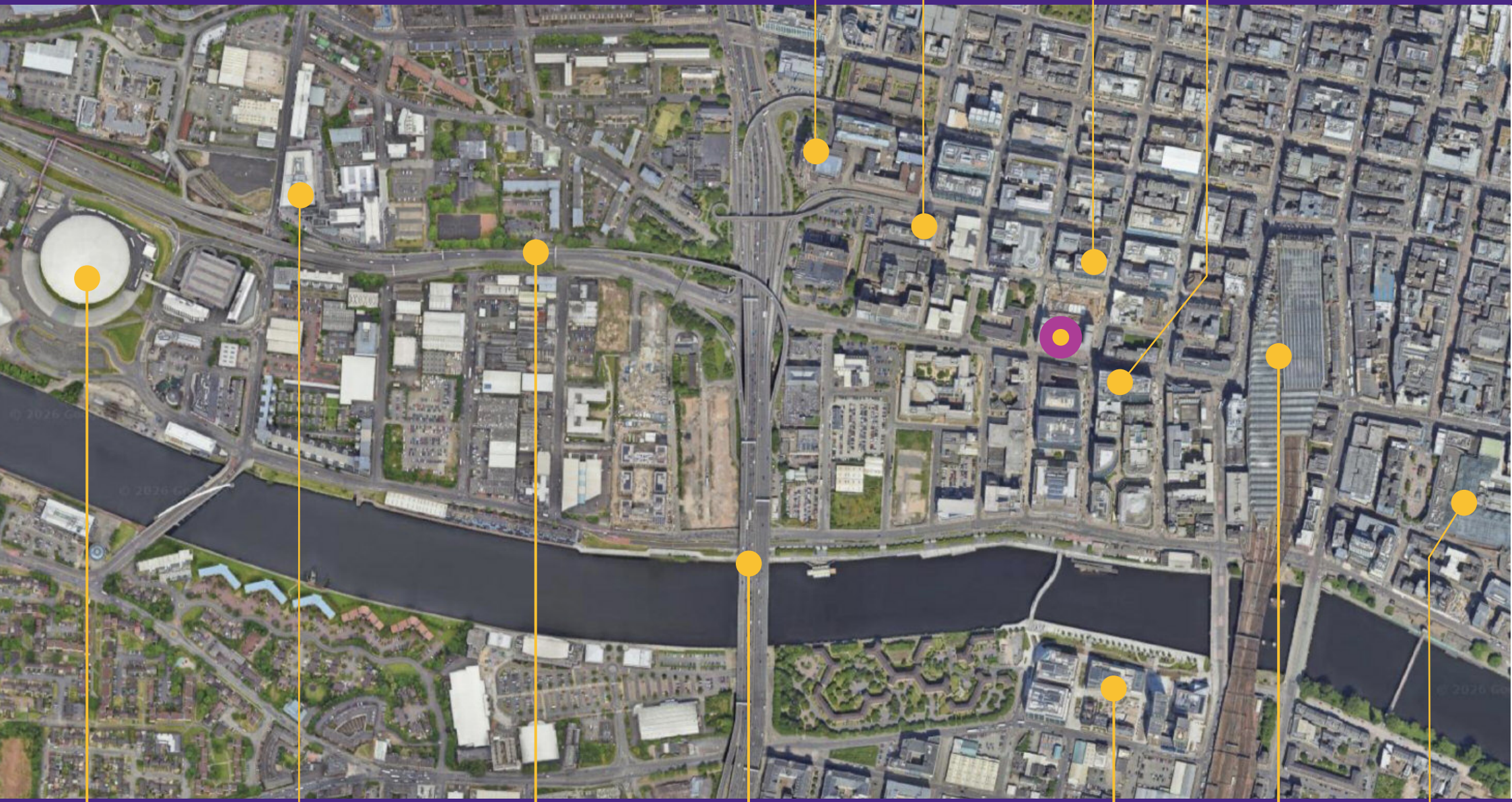
WOULD BE SUITABLE FOR RETAIL / OFFICE / SURGERY / LEISURE /
GYM / CLINIC / SURGERY / NURSERY / SHOWROOM USES

- ADAPTABLE SPACE FROM 7,000 - 15,000 sqft
- RENTAL £10 PSF
- INCLUDES 6 CAR PARKING SPACES

DALKIN + CO

07766 203213

www.dalkinandco.com



SEC/Hydro

Skypark

Clydeside
Expressway

Kingston Bridge
- M8 Motorway

Hilton
Hotel

Waterloo St
NCP Car Park

CADWorks

JPMorgan
& Chase

Barclays
Campus

Central
Station

St Enoch
Centre

LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of over 660,000 and an estimated catchment of over 2 million.

The property is prominently located on the north side of Argyle Street between its junctions with Blythswood Street and West Campbell Street in the heart of the International Financial Services District.

The property is less than a 2 minute walk from CENTRAL STATION and around 1 minute from the ARGYLE STREET JUNCTION with the M8/CLYDESIDE EXPRESSWAY and ANDERSTON TRAIN STATION.

There are numerous high profile office occupiers in the immediate vicinity including MORGAN STANLEY ; BARCLAYS WEALTH whilst other notable neighbours include TESCO / CO-OP CONVENIENCE / RADISSON BLEU HOTEL / GLASGOW MARRIOTT HOTEL / HILTON GLASGOW / newlay opened JP MORGAN BUILDING / SCOTTISH GOVERNMENT along with the likes of GREGGS + NEROS and a large number of small independent coffee shops, bars and restaurants.



DESCRIPTION

The subjects comprise a multi fronted corner site with double height windows arranged over ground and upper floor.

The upper floor was previously a mezzanine but has been filled in to provide a full upper level.

The upper level has separate means of access from both Argyle Street and Blythswood Street so the space can be let as a single space or 2 separate floors - details on request.

Internally the property has been taken back to a basic condition ready for fit out and is relatively open plan over both levels.

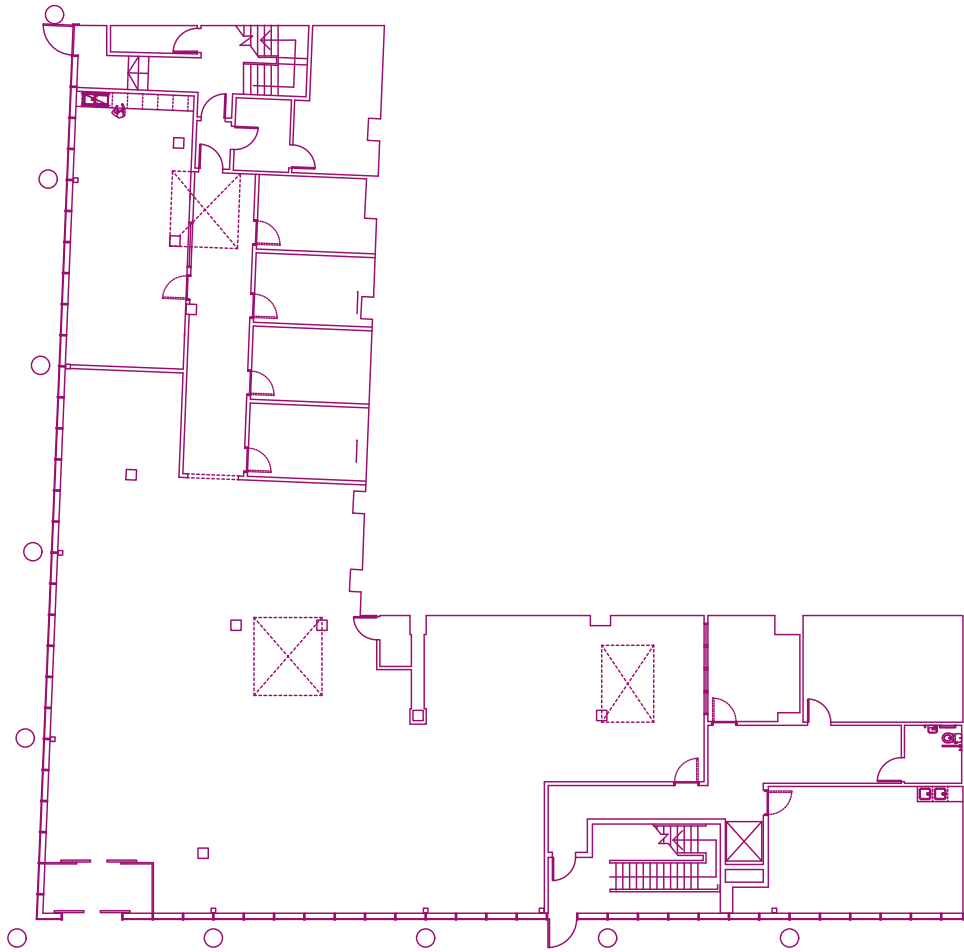
ACCOMMODATION

Ground Floor	8,000sq.ft. (743.2sq.m.)
Upper Floor	7,000sq.ft. (650.3sq.m.)

There are 6 car parking spaces available in the rear car park which forms part of the larger building.

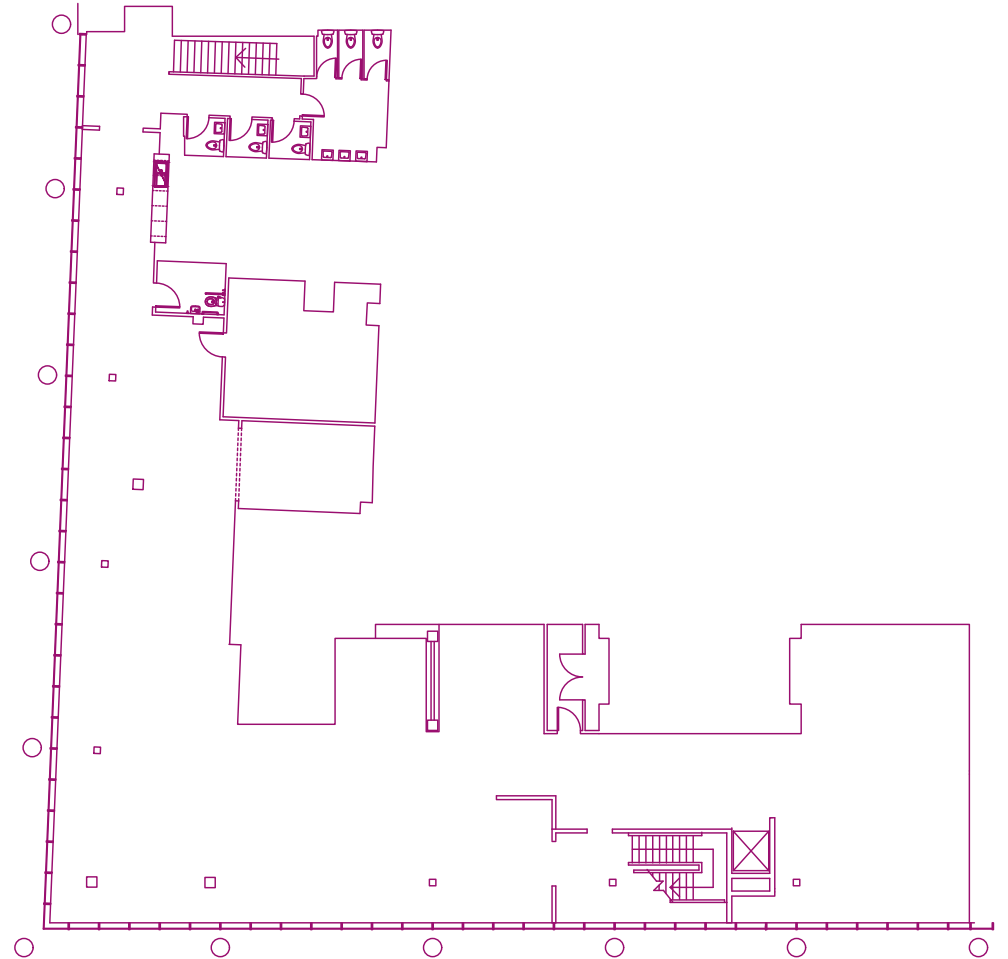


Ground Floor

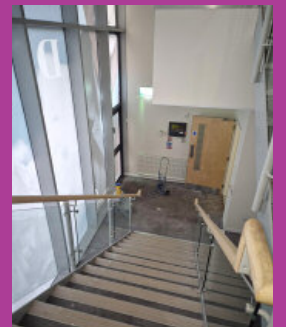


ARGYLE STREET

First Floor



ARGYLE STREET



RATEABLE VALUE

The premises has a Rateable Value of £168,000.

RENT

Details on request but available from £10psf.

LEASE

The subjects will be offered on a new lease for a minimum period of 5 years - longer term leases will incorporate 5 yearly rent reviews.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

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

EPC

Available on request.

ENTRY

Immediate entry is available.

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers which will, at a minimum, include proof of identity, address, and funding. Applicable documentation will therefore be required on agreement of the Heads of Terms.

VIEWING & FURTHER INFORMATION

For further information or arrange a viewing please contact the sole agents:

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