



### 5<sup>th</sup> Floor, 24 St Enoch Square, Glasgow, G1 4DB



- IPMS 3 – Floor Area: **242.44 sq m (2,610 sq ft)**
- Prominent city centre office
- Category 'B' Listed building
- Excellent transport links
- VAT free rent
- Open plan space
- **Rent £20,000 per annum**

#### VIEWING & FURTHER INFORMATION:

Fraser Smith  
[f.smith@shepherd.co.uk](mailto:f.smith@shepherd.co.uk)  
T: 0141 331 2807

Scott McNicol  
[scott@mcnicolproperty.co.uk](mailto:scott@mcnicolproperty.co.uk)  
T: 0141 779 7741

[www.shepherd.co.uk](http://www.shepherd.co.uk)

[www.mcnicolproperty.co.uk](http://www.mcnicolproperty.co.uk)

#### LOCATION

The subjects are located on the west side of St Enoch Square directly opposite St Enoch Shopping Centre in the heart of Glasgow City Centre.

The subjects benefit from excellent transport links with St Enoch underground station situated immediately opposite the subjects. In addition, Glasgow Central and Queen Street stations are located only a short distance away. Plentiful car parking is also available with a number of multi-storey car parks situated nearby at St Enoch Centre, Howard Street and Jamaica Street.

The immediate area will see increased development in the coming years, with the announcement of two new hotel schemes within walking distance and the extension to St Enoch's Centre creating a new cinema.

#### DESCRIPTION

The subjects comprise a self-contained office suite forming the entire fifth floor of an ornate grade 'B' listed building. Access to the accommodation is taken from a large, attractive common hallway and a passenger lift then provides access to the upper floors.

The accommodation is open plan in design but has been subdivided to provide a variety of offices/rooms as follows:

- Reception area
- General office
- 4 private offices
- IT room
- Training room
- Staff kitchen
- Staff toilets



### 5<sup>th</sup> Floor, 24 St Enoch Square, Glasgow, G1 4DB

#### ACCOMMODATION

We calculate an IPMS 3 office area of 242.44 sq m (2,610 sq ft). This area has been calculated using IPMS 3 – Office in accordance with the RICS Property Measurement Professional Statement, (First Edition, May 2015) incorporating the International Property Measurement Standards.

#### RENT

The subjects will be offered on a new fully repairing and insuring lease at an annual rental of **£20,000 per annum exclusive of VAT subject to conditions. Please contact Fraser Smith for further information.**

#### RATING

The premises are entered in the current Valuation Roll with a rateable value of £25,500. Estimated actual rates payable would equate to **£11,016** per annum.

#### EPC

A copy of the EPC will be available upon request.

#### VAT

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

#### LEGAL COSTS

Each party will be responsible for their own legal costs relative to the letting.

#### VIEWING

For further information or viewing arrangements please contact the sole agents:

A 5th Floor, 80 St. Vincent Street, Glasgow, G2 5UB

T 0141 331 2807

E Fraser Smith - [f.smith@shepherd.co.uk](mailto:f.smith@shepherd.co.uk)  
Scott McNicol - [scott@mcnicolproperty.co.uk](mailto:scott@mcnicolproperty.co.uk)



Revised publication: March 2019

