

McNicol

PROPERTY CONSULTANTS

TO LET



City Centre Office Suite

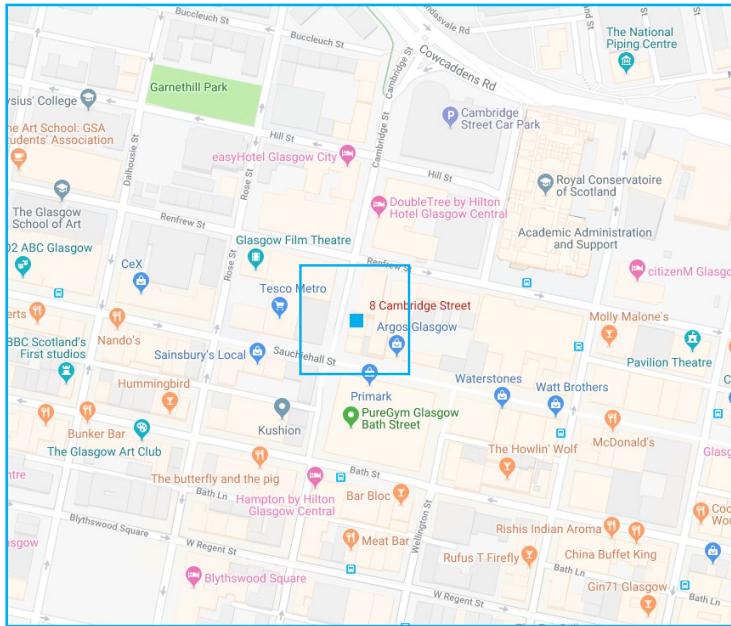
4th Floor | Cambridge House | 8 Cambridge Street | Glasgow | G2 3DZ

76 sq m (817 sq ft) | Recently refurbished accommodation

Secure entry system & passenger lift to all floors | Prominent location within City Centre

Location

The property occupies a prominent position on the corner of Cambridge Street and the pedestrianised section of Sauchiehall Street shopping precinct, directly opposite the Sauchiehall Street Shopping Centre and Car Park. The property lies close to Marks & Spencer, Boots, Costa Coffee and Primark, and a short distance west of the Buchanan Galleries Shopping Centre.



The Property

The property comprises a refurbished Office Suite on the fourth floor of a 'B' Listed Victorian building. The building extends to six storeys over basement in height with the ground and first floors in retail use. Access to the building is via a secure entrance on Cambridge Street which leads to the internal stairwell and lift lobby serving the upper floors. The accommodation has been refurbished to provide an open plan office suite which is carpeted throughout, has perimeter trunking for power and data cabling, inset lighting and full gas central heating system. Reception area, kitchen and toilets are shared with another occupier on the fourth floor. Shared booking access to a generous sized meeting room / boardroom will also be included.

Floor Area

We have measured the property in accordance with the RICS Code of Measuring Practice (Sixth Edition), and calculate the approximate net internal floor area to be as follows:

Net Internal Floor Area = **76 sq m (817 sq ft)**.

Rateable Value

The property will require to be reassessed on occupation.

Energy Performance Certificate

A copy of the energy performance certificate can be made available on request.

Lease Terms

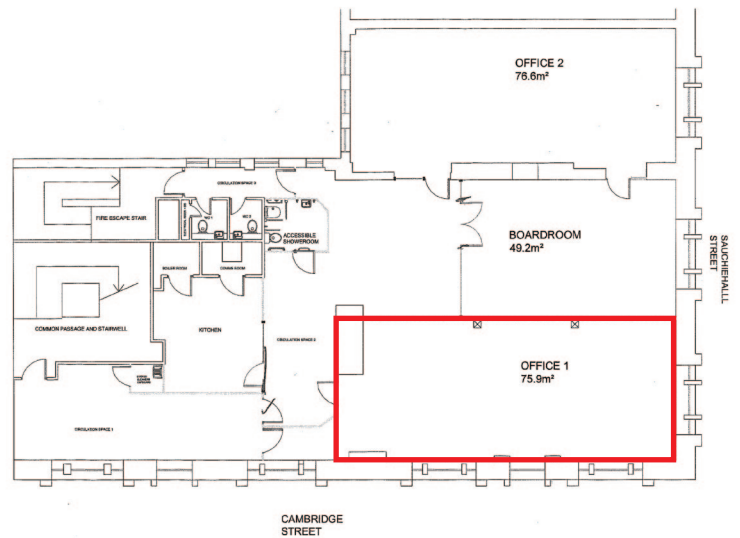
The subjects are offered on flexible Full Repairing and Insuring terms to be agreed.

Rent

Upon Application.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any LBTT, Registration Dues and VAT thereon.



Viewing & Further Information

Please contact the Sole Letting Agent;



IMPORTANT NOTICE (Date of Publication February 2019)

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