

McNicol

PROPERTY CONSULTANTS

To Let (May Sell)

City Centre Office Suite



**3rd Floor, 24 St Enoch Square,
Glasgow, G1 4DB.**

- Prominent City Centre Office • Category 'B' Listed Building • Existing Fit-Out in-situ • Excellent Transport Links
- Third Floor Office Suite – 243 sq m (2,619 sq ft) • Suitable for Alternative Use - (Hairdressers, Gym, Dance Studio etc.)

Location

The subjects are located on the west side of St. Enoch Square directly opposite the St. Enoch 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 has seen increased development in recent years with new hotel schemes within walking distance and the redevelopment of the St. Enoch Centre.

Description

The subjects comprise a self-contained office suite forming the entire third 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 sub-divided to provide a variety of private offices / meeting rooms as follows:

- Reception area
- 7 private offices
- Large conference room
- Co-working area
- Private kitchen area
- Ladies & gents toilets
- Secure door entry
- Fibre broadband ready & Cat 5 cabling throughout
- Air conditioning
- LED lighting

The subjects would be suitable for alternative use (Hairdressers, Gym, Dance Studio etc.) subject to planning. Interested parties to make their own enquiries to Glasgow City Council.

Accommodation

Third Floor Office Suite - 243 sq m (2,619 sq ft)

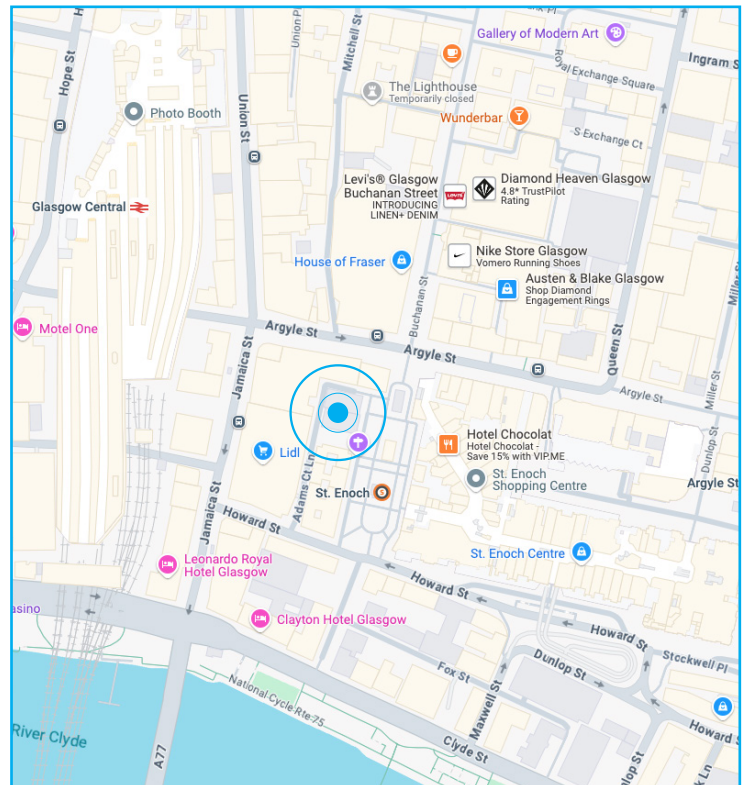
Energy Performance Certificate

A copy of the EPC for the property is available upon request.

Lease Terms / Sale Terms

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

Client will also consider a Sale of the subjects – price to be agreed.



Service Charge

There is a service charge for the building, which covers common items of expenditure and the tenant will be required to pay the appropriate pro rata share.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

Unless otherwise stated, all prices are quoted exclusive of VAT. VAT will be payable at the prevailing rate.

Viewing & Further Information

Contact the sole agent:

scott@mcnicolproperty.co.uk



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