

# McNicol

PROPERTY CONSULTANTS

## FOR SALE

### Office / Business Centre



**Unit 4, 95 Morrison Street, Glasgow G5 8BE.**

- Rarely Available Opportunity
- Recently refurbished Business Centre
- 4,500 sq ft
- Modern High Quality Fit-Out in-situ
- May be suitable for Alternative Use (Subject to Planning)  
Medical Clinic, Dentist, Salon, Yoga Studio etc
- Private Parking

## Location

95 Morrison Street is the address given to the former Co-Operative H.Q. developed to form a mixture of residential and commercial entities while retaining the buildings original façade and opulence.

The property is located on the north west corner of the site with access from Carnoustie Street at street level or via the main entrance at 95 Morrison Street through the central courtyard.

The surrounding area is a rapidly regenerating mixed-use neighbourhood on the edge of Glasgow's City Centre and International Financial Services District (IFSD). It combines historic warehouse conversions with modern office, residential and leisure developments including the major Buchanan Wharf scheme (featuring the Barclays Glasgow Campus), Solasta Riverside and build-to-rent housing.

## Description

The subjects provide 4,500 sq ft of Ground Floor premium office space, featuring 14 private glass fronted offices and 16 hot desks. Each space is soundproofed, lockable and fully furnished. In addition, a boardroom for up to 12 people is also available complete with video conferencing facilities.

The property also benefits from CCTV, Fob Entry, High Speed Internet and access to a landscaped central courtyard with outdoor seating.

Current Planning Use – Class 4 (Business). The property may also suit Alternative Uses (i.e. medical clinic / dentist / salon / yoga studio etc.)  
- Subject to Planning

## Accommodation

Unit 4 = 418 sq m (4,500 sq ft).

## Energy Performance Certificate

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

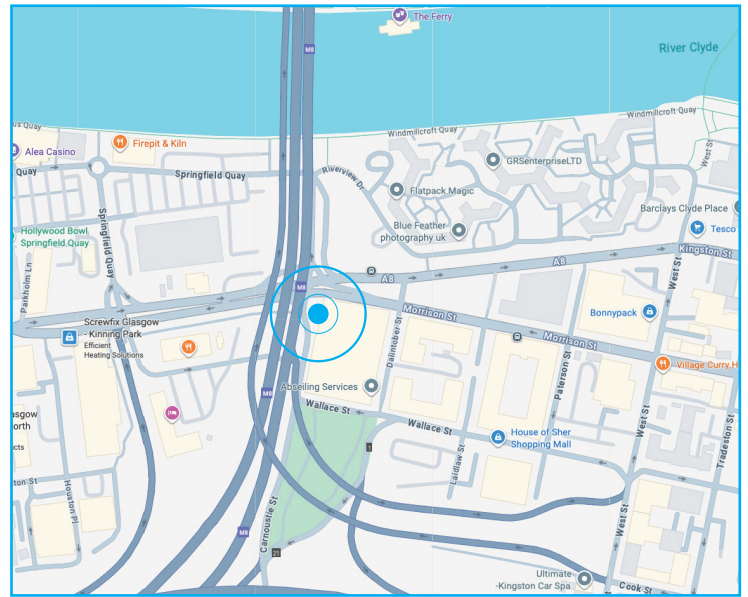
## Sale

Quoting Price on application.

## Local Authority Rates

Rateable Value:- £44,250

Interested parties should contact Glasgow City Council Assessors Department for further information.



## 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 And Further Information

Contact the sole agent:

Scott McNicol  
[scott@mcnicolproperty.co.uk](mailto:scott@mcnicolproperty.co.uk)



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