

Scotland
Offices

To Let



189 St Vincent Street Glasgow, G2 5QD

- 60 sq m (644 sq ft) - 329 sq m (3,541 sq ft)
- High quality offices
- Excellent location



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150 St Vincent Street Glasgow G2 5ND

189 St Vincent Street • Glasgow



Location

189 St Vincent Street occupies a prime address on the south side of St Vincent Street between Blythswood Street and West Campbell Street within the heart of the Central Business District. The subjects are well placed for quick and easy access to the M8 and all of the city centre's public transport, shopping and leisure amenities. Central and Queen Street train stations and the underground network are within 5 minutes walk.

Neighbouring occupiers include DTZ Surveyors, Kennedy's Patent Agents and HBG Developers.

Description

189 St Vincent Street comprises of a C listed, self contained mid terraced townhouse over lower ground and three upper floors. The available accommodation forms the lower ground floor, ground floor and first floor, which can be let as separate floors or a combination.

The first floor comprises of two rooms, the ground floor comprises of a front reception/office area; central meeting room; and a striking rear boardroom which could be used as an open plan office. The lower ground floor is self contained, benefiting from its own front door, a front office and larger open plan area to the rear with integral kitchen.

Plans are available by request.

The premises benefit from:

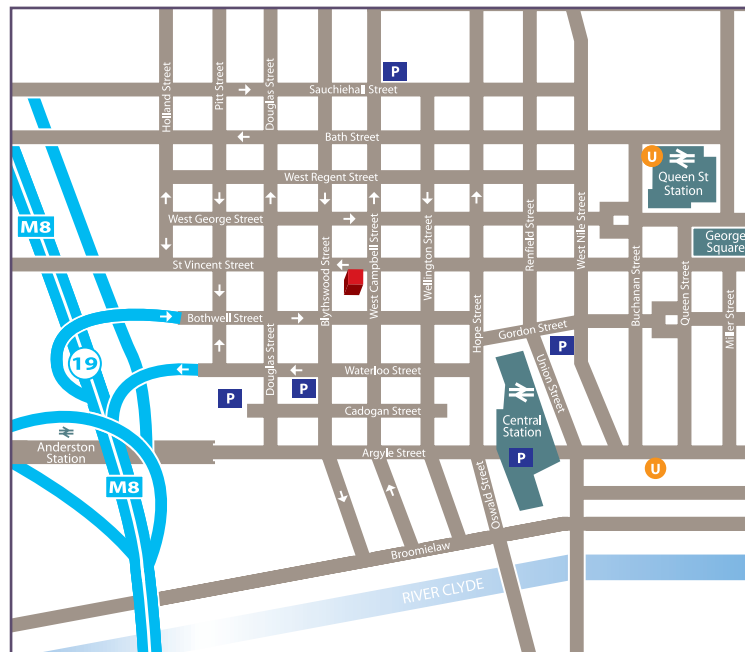
- Good mixture of open plan space and traditional features
- 5 person passenger lift
- Good opportunity for advertising at first and ground floor level
- Gas Central Heating
- Good sized kitchen
- Prime address

Accommodation

The premises have the following approximate net internal areas:

First Floor	60 sq m	644 sq ft
Ground Floor *	136 sq m	1,459 sq ft
Lower Ground Floor	133 sq m	1,438 sq ft
TOTAL	329 sq m	3,541 sq ft

* Rear boardroom could potentially accommodate a mezzanine.



In addition there are additional cupboards at lower basement level which may be available.

Rateable Value

At present the entire building is listed as one entity. This will require to be split depending on the configuration of occupation.

Further information can be obtained from www.saa.gov.uk.

Service Charge

In the normal manner the ingoing tenant(s) will be responsible for an equitable share of the service charge.

VAT

The building is not VAT registered at present.

Viewing and Further information



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