

TO LET

**TWENTY
FOUR**
BLYTHSWOOD
SQUARE
GLASGOW

LAST SUITE REMAINING
HIGH QUALITY OFFICE ACCOMMODATION
FLEXIBLE LAYOUTS

TWENTY FOUR BLYTHSWOOD SQUARE



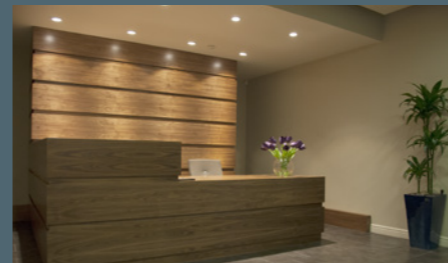
ACCOMMODATION

The offices provide high quality open plan accommodation behind a Victorian façade. The property benefits from the following specification:

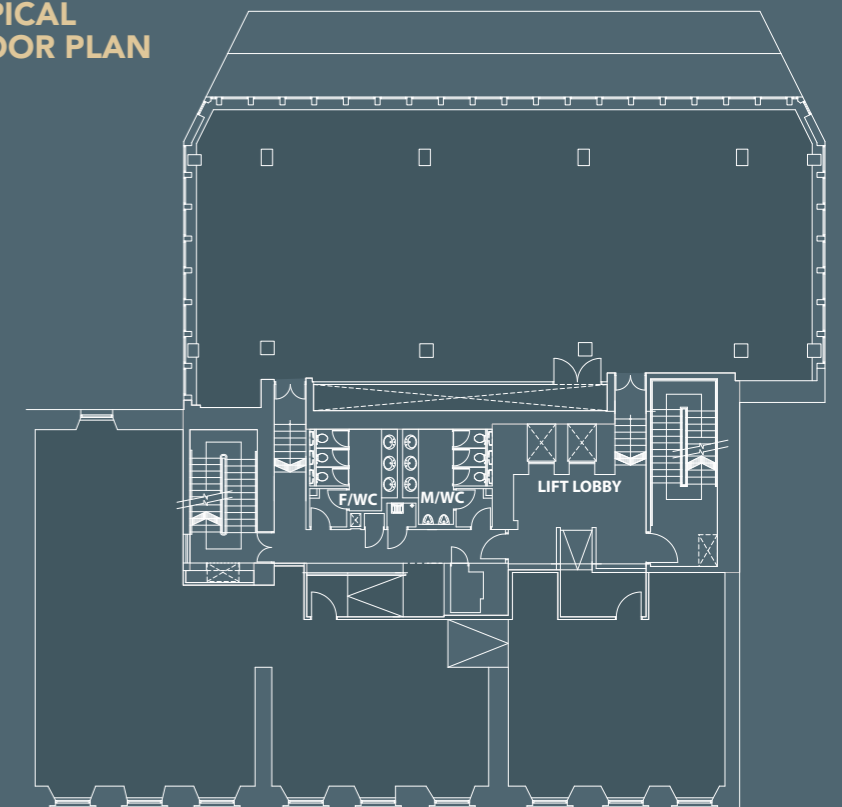
- High quality accommodation
- Combination of perimeter and underfloor trunking
- Suspended ceiling with recessed lighting
- 2 x 14 person lifts
- On site meeting facilities
- Dedicated car parking facilities with lift access
- On site commissionaire
- EPC Rating 'C' (Lower Ground 'D+')

The accommodation provides the approximate net internal areas:

Lower Ground Floor	Let	
First Floor	Let	
Second Floor Front	Let	
Second Floor Rear	2,551 sq ft	237 sq m
Total	2,551 sq ft	237 sq m



TYPICAL FLOOR PLAN



BLYTHSWOOD SQUARE

LOCATION

24 Blythswood Square holds a prominent position on the west side of Glasgow's premier garden square. With excellent proximity to junctions 18 and 19 of the M8 through Glasgow as well as the main rail stations including Central Station, Queen Street Station and Charing Cross Station, Blythswood Square offers occupiers an opportunity to acquire accommodation in an excellent location.

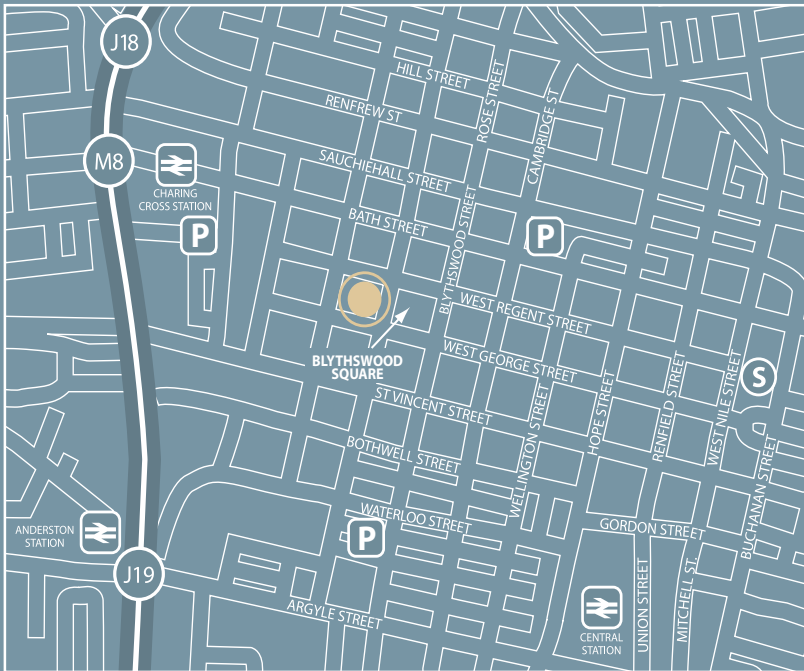
In addition the property is well served by a range of hotels, restaurants and bars, which includes the **Malmaison Hotel**, **Blythswood Hotel** and the **Two Fat Ladies** restaurant.



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LEASE TERM

The accommodation is available by way of a new Full Repairing and Insuring lease for a flexible term to be agreed.

RENTAL

Rental information available upon request from the joint agents.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs incurred in this transaction with the ingoing tenant being responsible for registration dues, Stamp Duty Land Tax and VAT thereon in the normal manner.

VIEWING & FURTHER INFORMATION

All viewing and further information to be organised via the sole letting agents:

