

33 BOTHWELL STREET.

GLASGOW G2 6NL

TO LET
Third Floor
4,864 sq ft



LOCATION

33 Bothwell Street occupies a strategic location in the heart of Glasgow's prime office core.

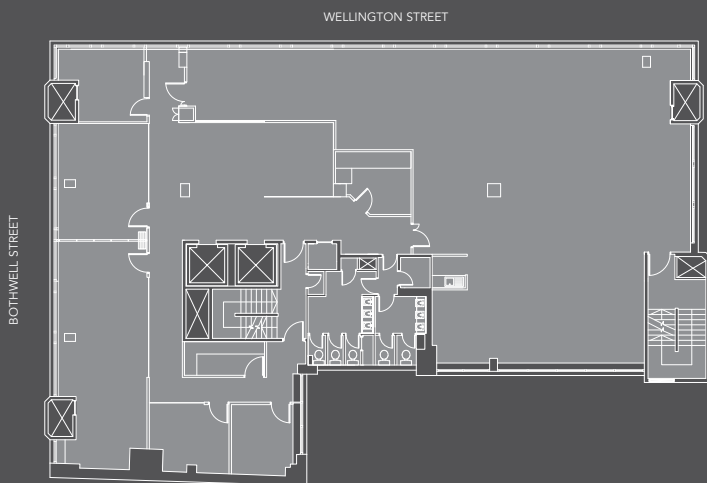
Situated at the corner of Bothwell Street and Wellington Street, the building is located within minutes of all public transportation nodes including Glasgow Central and Queen Street Railway Stations, the bus networks and the Subway Stations. Furthermore, direct access to the M8 motorway is close by.

An extensive array of city centre amenities including Starbucks, Costa, Indigo Hotel, Central Hotel and Marks & Spencer are in immediate proximity.

SPECIFICATION

- The building benefits from high quality existing tenant fit-out
- Recently refurbished accommodation
- Fully furnished office with 32 desks
- 5 large meeting rooms
- Combination of underground and perimeter trunking
- Metal suspended ceiling
- Modern recessed lighting
- Air conditioning
- DDA compliant
- Kitchen facilities and breakout area
- Fully cabled
- Two passenger lifts
- Manned commissionaire
- EPC Rating D
- 2 secure tandem car parking spaces & basement storage

FLOOR PLAN



TERMS

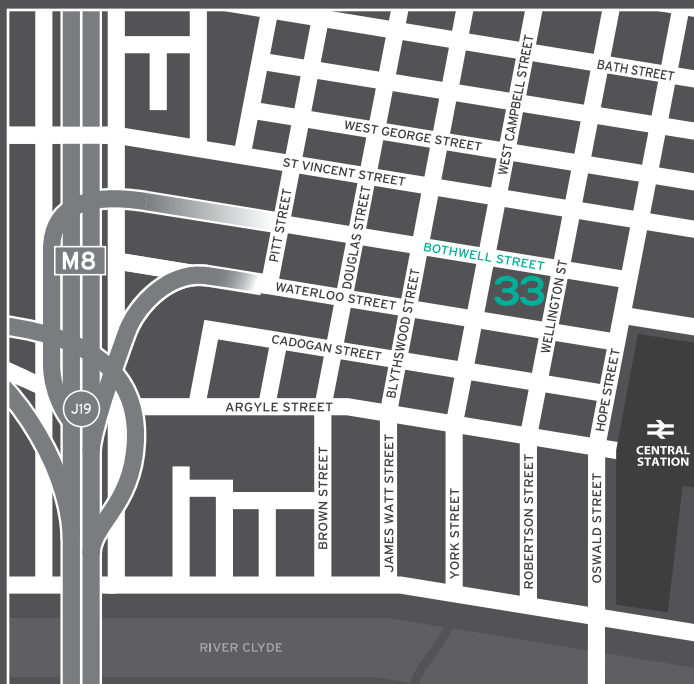
The premises is available on a sublease from the existing occupier. The current lease expires on 27th May 2020. Further enquiries can be made for an extended lease length.

VAT

All premiums and rents etc. are quoted exclusive of VAT, which is payable at the prevailing rate.

RATES

Any new occupier should make their own investigations through Glasgow City Council.



LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for Land and Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole letting agents, JLL.



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