



TO LET

1ST FLOOR MODERN
OFFICE SUITE

2,583 SQ FT / 239.96 SQ M

TWENTY FOUR ST VINCENT PLACE GLASGOW

- Prime location in Glasgow City Centre.
- Situated next to George Square and a 5 minute walk from either Queen Street or Central Station.
- Located next to Buchanan Street, Glasgow's main retail pitch and benefitting from a wide range of local amenities including Pret a Manger and Starbucks



SPECIFICATION

- Fully refurbished accommodation
- Open plan office
- Exposed feature ceilings
- Comfort cooling
- Tea prep facilities
- Lift access
- Secure door entry system
- EPC rating D+

RENT/SERVICE CHARGE

Available on request.

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 agents:



CBRE/JLL for themselves and for the vendors of this property whose agent they are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of CBRE/JLL or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither CBRE/JLL nor any person in their employment has an authority to give any representation or warranty in relation to this property. December 2016.