



AVAILABLE FROM  
AUGUST 2024



## Suite 4/1, 4th Floor, Merchants House

30 George Square, Glasgow, G2 1EG

### Location

Merchants House is located on George Square, arguably Glasgow's most prestigious business address. The building occupies a prominent corner position at the junction of George Square and West George Street.

The location benefits from an abundance of retail and leisure amenities close by on Buchanan Street and the surrounding area. George Square has recently benefited from the opening of a number of high profile restaurants adding to the locations impressive leisure offering, including **The Alchemist**, **Doppio Malto**, **Fight Club** and the new 245 bed **AC Hotel by Marriott**.

Surrounding occupiers include **Rainbow Room International**, **Glasgow Chamber of Commerce**, **TC Young Solicitors**, **Eia's Greek Restaurant**, **Browns Restaurant & Brassiere**, **The Millennium Hotel**, **Ernst & Young**, **Mercer**, **McLay Murray & Spens**.

The premises are ideally located for all public transport facilities. The newly redeveloped Queen Street Train Station lies

opposite the property, Central Train Station is a short walk and Buchanan Street Subway also lies closeby.

### Description

Merchants House is a striking Grade A listed building arranged over ground and five upper floors offering modern accommodation within traditional surroundings.

The fourth floor suite is accessed from a passenger lift and comprises a mixture of open plan and private offices together with a tea prep and male and female toilet facilities.

### Rent / Terms

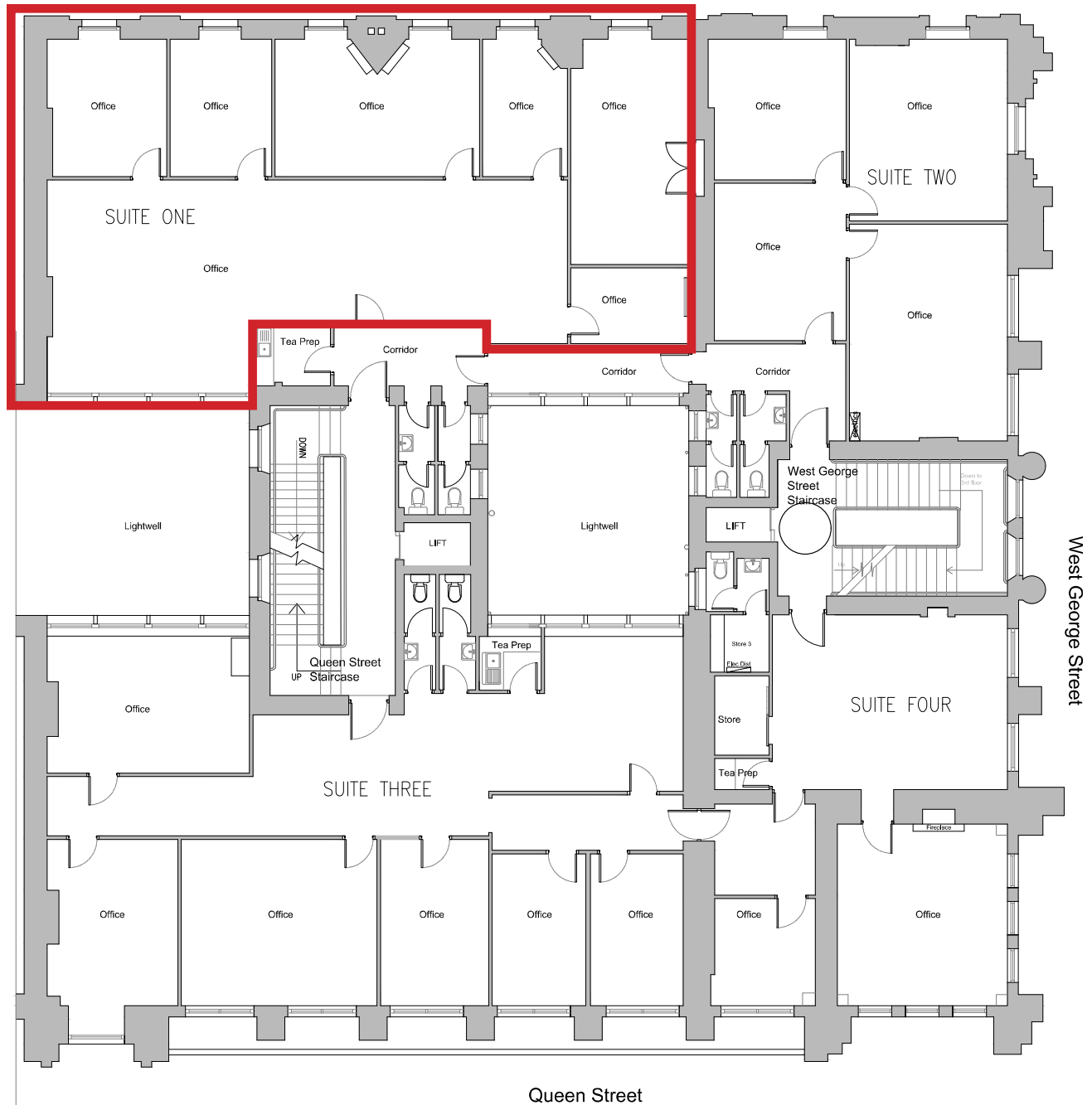
£24,000 pa

The premises are offered on new full repairing and insuring terms.

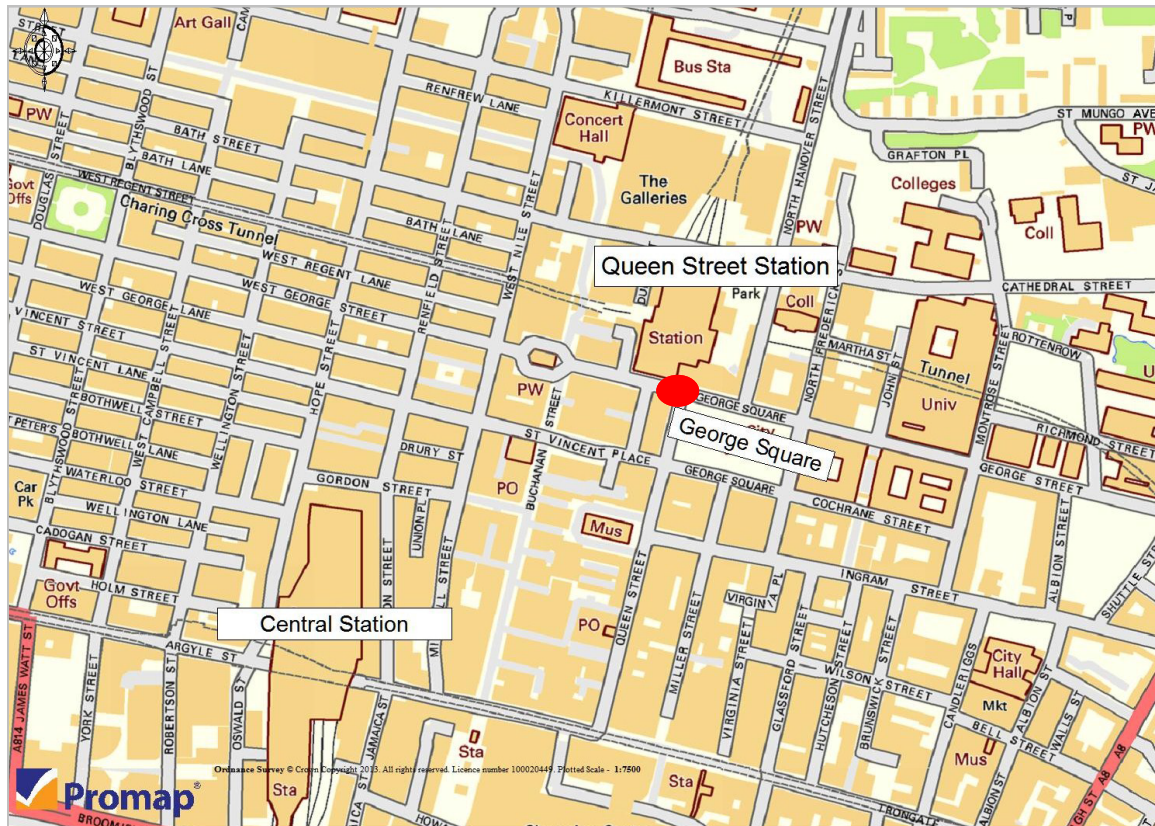
### Floor Area

1,835 sq ft (170.50 sq m)

For further information please call today 0141 556 1222







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## Service Charge

The tenant will pay a share of the service charge for the building. Further details about capped service charge are available upon request.

## Business Rates

RV	£23,500
Payable	£11,703

## Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

## Energy Performance Certificate

A copy of the EPC will be provided upon application.

## VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

## Date of Entry

By arrangement.

## Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. February 2024