



Refurbished Serviced 3/4 person office

6th 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.

Surrounding occupiers include Rainbow Room International, Glasgow Chamber of Commerce, TC Young Solicitors, Costa, Elia Greek Restaurant, City Chambers, Browns Restaurant & Brassiere, Counting House and the Millennium Hotel.

The premises are ideally located for all public transport facilities, with the redeveloped Queen Street Station immediately adjacent and Buchanan Street Subway and Central Station nearby.

Description

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

The 6th floor office is accessed by a lift to the 5th floor and then stairs. The offices comprises a refurbished room with views across George Square. A toilet and and tea prep facility are located opposite.

The office has been re-carpeted and re-decorated. The office will have access CAT 5 cabled broadband.

Floor Area

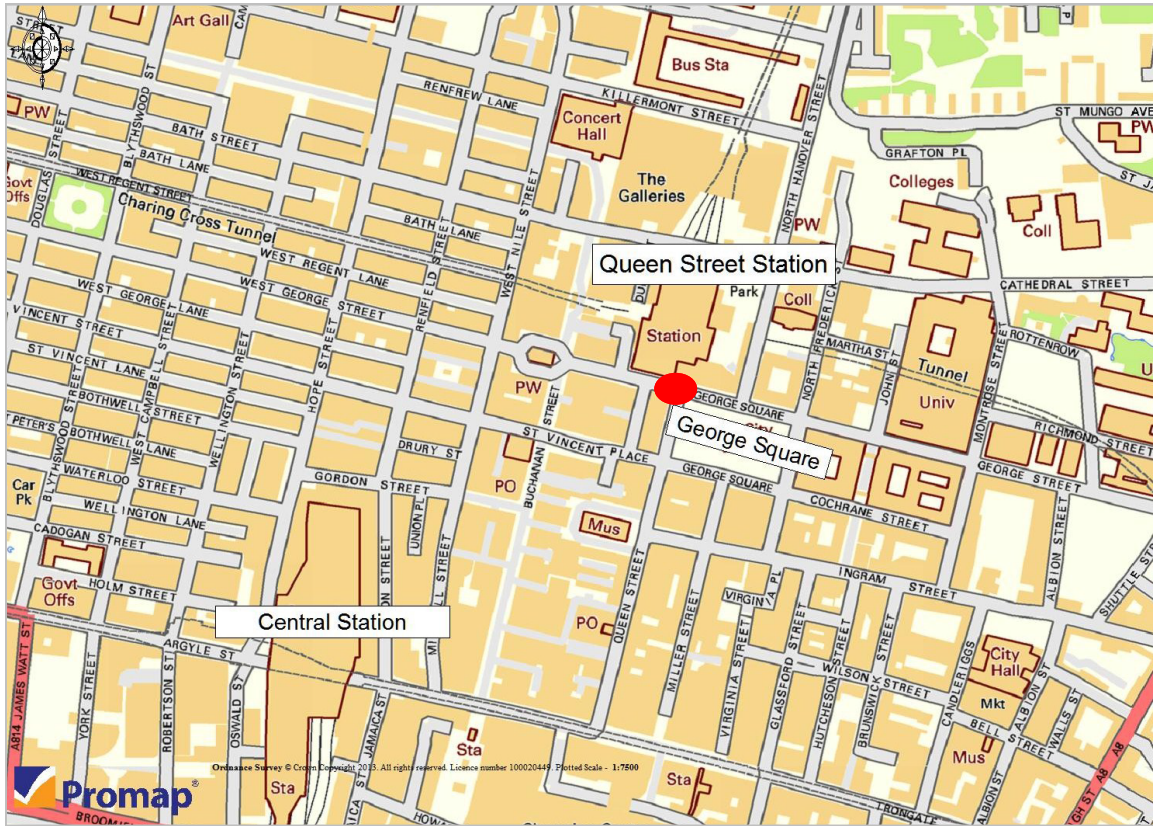
Office 19.33 sq m (208 sq ft)

Rent / Terms

The rent is £520 + VAT per month on a fully inclusive basis, except business rates.

The office is available on flexible terms.

For further information please call today 0141 556 1222



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Business Rates

The premises are currently not entered in the Valuation Roll. They will have an RV under £12,000 and shall qualify for 100% Rates Relief under the SBBS. For further info, contact the Director of Finance at Glasgow City Council.

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.

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. September 2024.

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