



1st and 2nd Floors with car parking

17 Elmbank Street, Glasgow G2 4PD

Location

The property is located to the west of Glasgow city centre, in close proximity to the M8 motorway. The immediate area provides a variety of uses with hotels and adjoining offices, together with bars, restaurants and theatres.

The local area has undergone significant transformation as an office location being located close to Scottish Power's new headquarters at the junction of St Vincent Street and Elmbank Street, together with St Vincent Plaza which lies directly opposite, where tenants include KMPG, Whyte & Mackay, Mott McDonald, Registers of Scotland and The Wood Group. Surrounding occupiers include The Swan Group, Sir Robert MacAlpine, Glasgow Scouts and the Glasgow City Hotel.

The subjects are well located with excellent transport links. Charing Cross train station lies adjacent to the subjects and regular bus services operate closeby on St Vincent Street and Bath Street. On-street car parking and multi-storey car parking are available closeby.

Description

The property comprises a three storey and attic mid terrace sandstone building with a painted façade. To the rear of the property lies a garage providing car parking spaces. The property is accessed via an attractive ground floor entrance providing direct access to the upper floors. The lower ground floor has a separate access from street level.

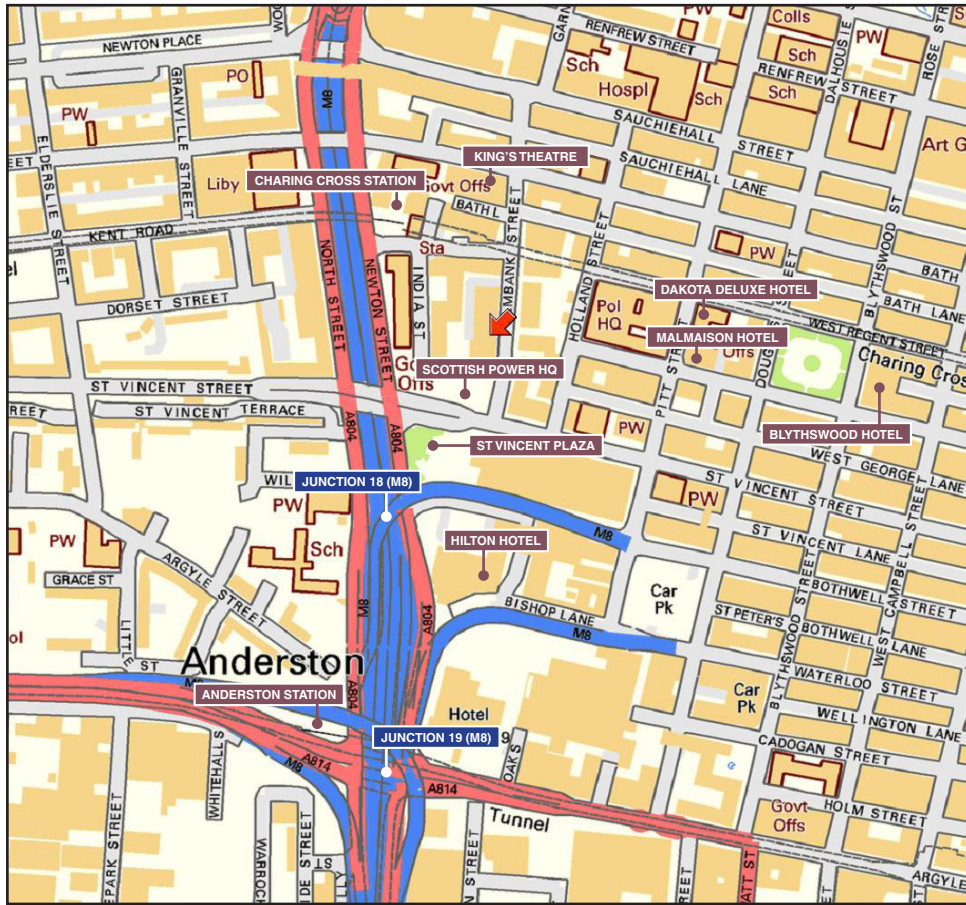
The 1st floor comprises a generous office to the front, together with a similar sized office/board room to the rear, together with a small room to the front and a kitchen and WCs to the rear. The 2nd floor comprises 3 good sized rooms with male and female toilets.

Floor Area

We calculate the premises to have the undernoted net internal floor area:

First Floor	908 sq ft (84.39 sq m)
Second Floor/Attic	754 sq ft (70.07 sq m)

There are two garage car parking spaces.



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Rent / Terms

The premises are available on a new FRI Lease for a term to be agreed.

First Floor	£12,000 pa
Second Floor	£8,000 pa
Car Spaces	£2,000 pa per space

VAT is not charged on the rent.

Business Rates

Each floor qualifies for 100% rates relief under the Small Business Bonus Scheme. For further information contact the Director of Finance at Glasgow City Council.

Service Charge

The premises shall pay an equitable share of the cost of maintaining the common parts.

Energy Performance Certificate

A copy of the EPC will be provided on application.

Legal Costs

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

Viewing

Strictly through the agents:

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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. January 2023.

For further information please call today 0141 556 1222