

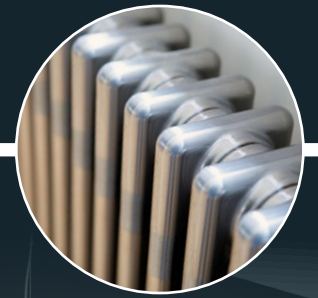
FORTY FIVE

WEST NILE ST.

GLASGOW G1 2PT

TO LET

UNIQUE
REFURBISHED
SECOND FLOOR
STUDIO/OFFICE



**3,674 SQ FT
(341.32 SQ M)**

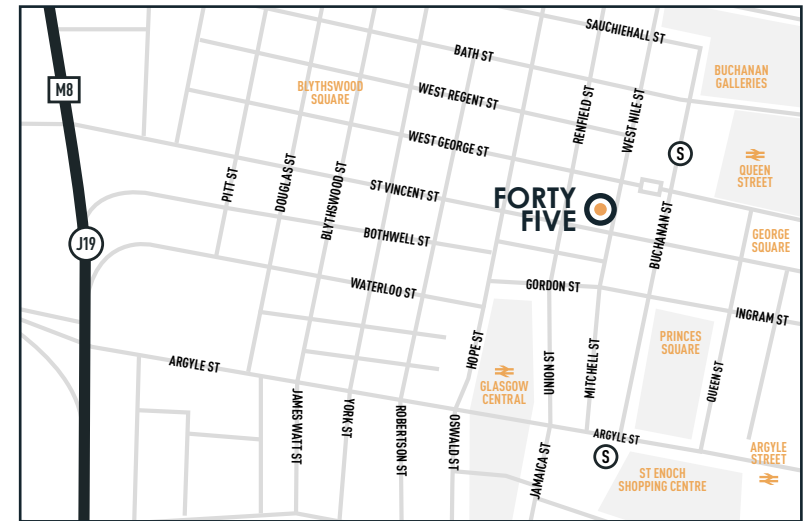
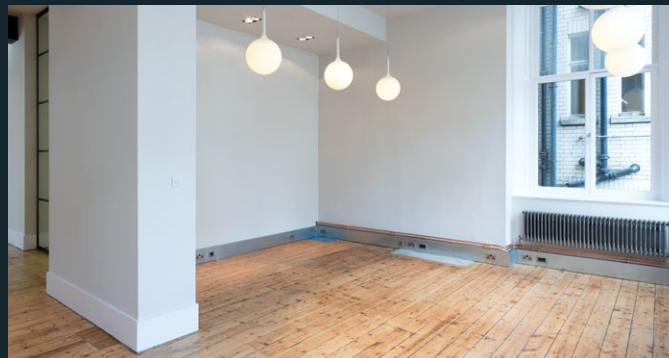
- Prime city centre pitch between Queen Street & Central Railway Stations
- Buchanan Street Subway close by
- Numerous restaurants, coffee shops and bars in close proximity



FORTY FIVE

DESCRIPTION

- Self contained defurbished open plan suite
- Excellent natural day lighting
- Hardwood floors throughout
- Feature LED lighting
- Perimeter trunking
- Gas fired heating with new radiators
- Self contained toilet facilities
- New kitchen to be installed in break out area
- Parking to the rear of the building if required
- Potential to add shower facilities



ACCOMMODATION

3,674 sq ft (341.32 sq m).

LEASE

New full repairing and insuring lease for a term to be agreed.

COSTS

Rental and service charge costs available on request.

LEGAL COSTS

The tenant will be responsible for their own legal costs, LBTT and registration fees. All costs are quoted exclusive of VAT.

EPC

The property has a rating E.

FURTHER INFORMATION



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MISDESCRIPTIONS: 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. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Date of publication October 2019.