



TO LET

SELF CONTAINED SUITE 1,330 SQ FT

REFURBISHED STUDIO/OFFICE SUITE
FOURTH FLOOR

STANDARD BUILDINGS

102 HOPE STREET GLASGOW G2 6PH

- Prominent City Centre location
- Within minutes walk of **Central Station** and **Buchanan Street Subway**
- Excellent range of amenities including **Tesco Express**, **Starbucks**, **Five Guys**, **Costa**, **Grill on the Corner** and **Alston Bar & Beef**

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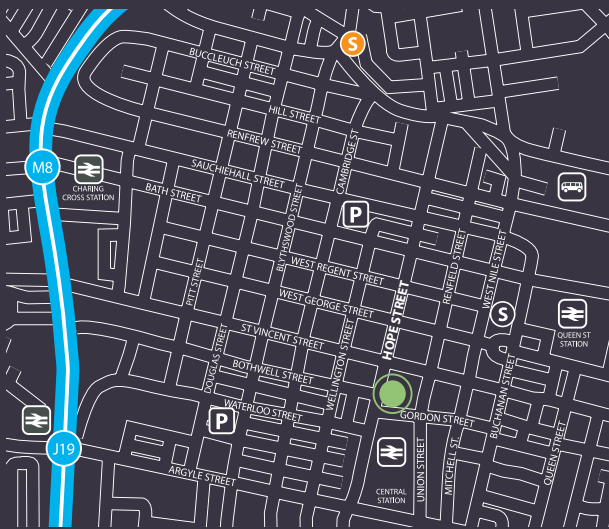
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Location

Prominent building at corner of Gordon Street and Hope Street overlooking Central Station.

Swift access to all of Glasgow's key transport hubs namely Central and Queen Street trains stations, Buchanan Street Subway and Buchanan Bus Station.

A range of restaurants, shops and express supermarkets are located close by.



Description

Open plan refurbished fourth floor office suite with private office enjoying excellent day lighting. Refurbished self contained office suite with new carpet tiled floors, plaster and painted walls and ceilings with a mix of LED and suspended light fittings. Private toilet and tea prep provided.

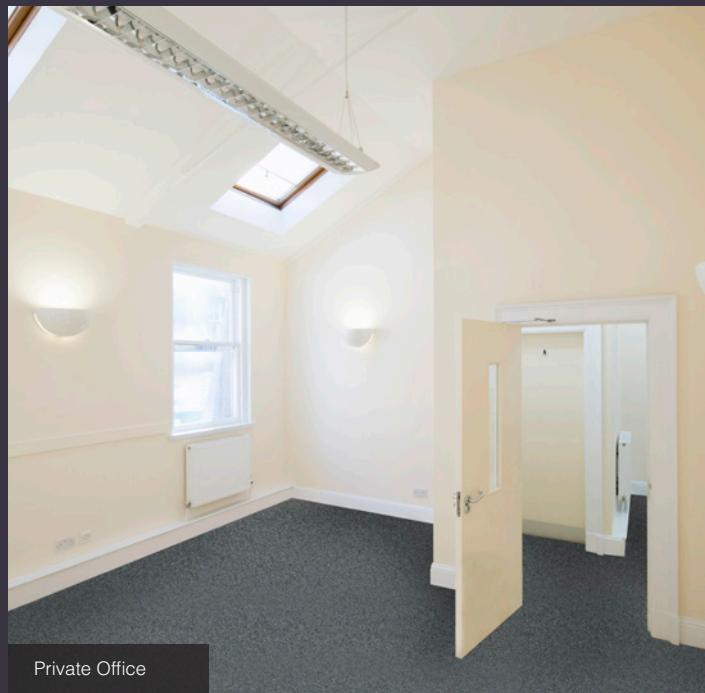
Floor Area

The suite has a net lettable area of 1,330 sq ft (123.56 sq m) approximately.

Rental

The suite is available by way of a new full repairing and insuring lease for a term to be agreed. The rental is quoted inclusive of the service charge.

The quoting rental is £11.50 per sq ft.



Private Office

Rateable Value

The property is presently entered within the Valuation Roll with a Rateable Value of £12,500. Qualifying occupiers will be able to claim Small Business Bonus Scheme relief on the property. More details from the Assessor's Office.

Service Charge

The rental is quoted inclusive of the service charge.

VAT

All rents are quoted exclusive of VAT.

Viewing & Further Information

For further information or to arrange a viewing, please contact:



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