

TO LET



154 BOTHWELL STREET
GLASGOW G2 7EA

OFFICE / RETAIL UNIT
Total 3,499 sq ft (325 sq m)



Description

The subjects comprise a double height commercial unit arranged over ground and mezzanine level with extensive frontage to Bothwell Street and return frontage to Douglas Street.

The property has its own front door access from Bothwell Street and the specification includes air conditioning and intercell raised access floor.

There is a private meeting room/office at mezzanine level which overlooks the main office space and a fitted kitchen to the rear of ground floor.



Location

Prominently positioned on the north side of Bothwell Street between Douglas Street and Pitt Street, the building benefits from 10,000 passing cars every day (Source: Transport Scotland).

Bothwell Street is a bustling area of the city dominated by mixed commercial uses including major office blocks, retail units, restaurants and bars. The street has firmly established itself as the 100% prime office pitch in Glasgow with the neighbouring Aurora Building and 141 Bothwell Street being home to corporate occupiers such

as Barclays Wealth, Burness LLP, Pinsent Masons, PWC, Shell and JP Morgan. Nearby retail occupiers include Marks & Spencer Simply Food, Barclays, Sainsbury's, JD Wetherspoon, Costa, Superdrug and Viva Brazil.

Scottish Power's new 220,000 sq ft headquarters are nearby on St Vincent Street and Morgan Stanley are moving into the HFD development opposite on Waterloo Street and a major pre-let to Clydesdale Bank has been secured for the site directly opposite the subjects.

Rent

£59,500 pa

Rateable Value

£44,750

Leases

Full repairing and insuring leases are available.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the transaction, with the ingoing tenant being responsible for SDLT registration dues and VAT incurred thereon.

EPC's

Available on request.

Accommodation

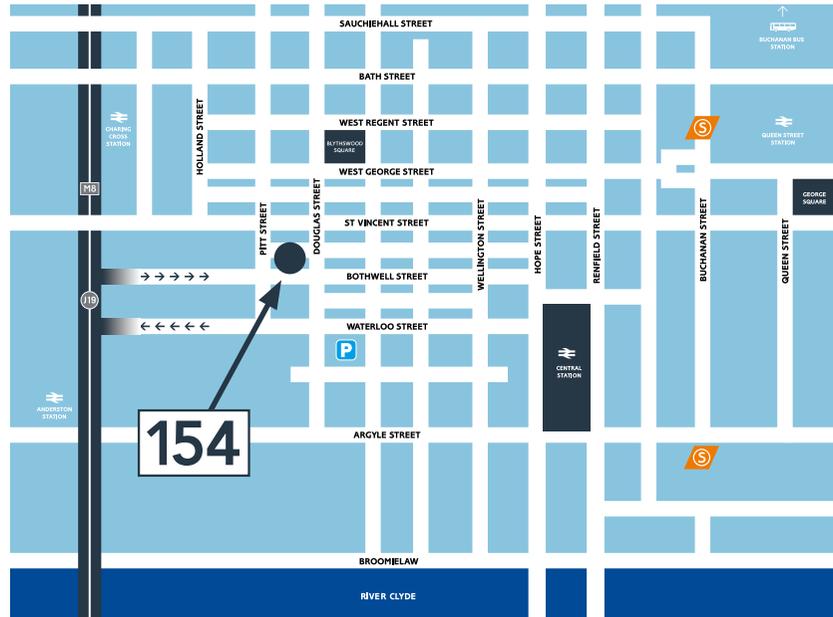
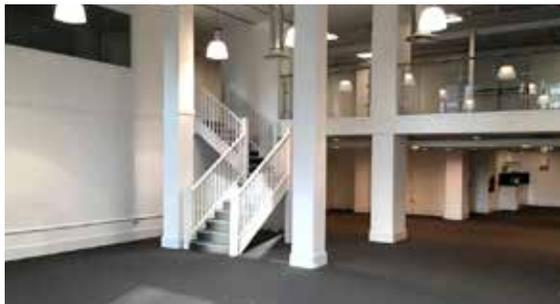
The property has been measured in accordance with the RICS code of measuring practice and provides the following net internal accommodation;

GROUND FLOOR

220.63 sq m (2,375 sq ft)

MEZZANINE

104.45 sq m (1,124 sq ft)



154

 BOTHWELL STREET
GLASGOW

Viewing and further information

Viewing is strictly by appointment and arrangements should be made by contacting the joint letting agents:

Stephen McIntyre

Tel. 0141 278 6420

stephen@beaconbrooke.com

BEACON BROOKE

PROPERTY CONSULTANTS

John Grewar

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