

**SMALL REFURBISHED MODERN OFFICE
SUITE TO LET ON FLEXIBLE TERMS
AVAILABLE ON AN ALL INCLUSIVE RENTAL**



**THIRD FLOOR
211 HOPE STREET
GLASGOW G2 5TF**

- 550 sq ft (51 sq m)
- Modern open plan suite
- Refurbished and cabled
- Self contained suite
- Secure door entry

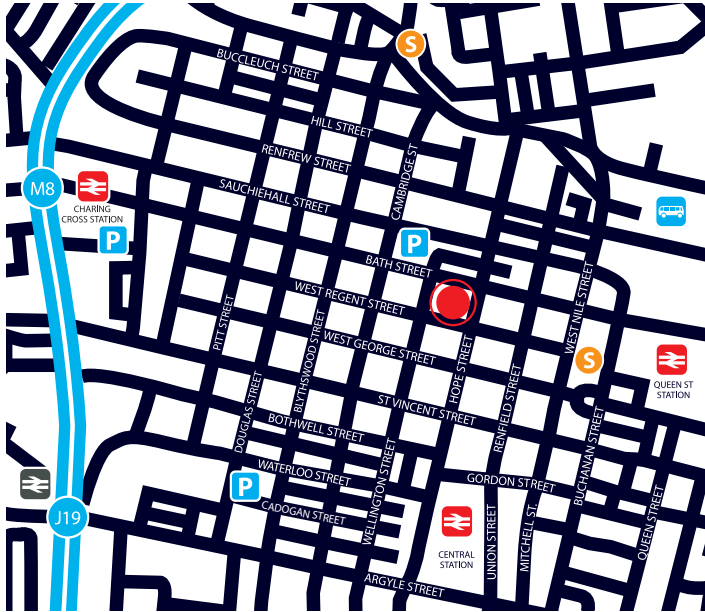
Cargill
PROPERTY CONSULTANTS
0141 248 2859

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LOCATION

The property is situated on Hope Street in the heart of the city centre 5 minutes walk from Central & Queen Street Stations as well as Buchanan Street Bus Station and Subway.

All staff facilities available in close proximity.



DESCRIPTION

Modern third floor open plan suite with new carpets and fresh decoration. Suspended ceiling with modern light fittings. Suite benefits from excellent natural daylight and private toilet. Suite cabled and ready for immediate occupation.

FLOOR AREA

The suite has a net lettable floor area of 550 sq ft approximately.

LEASE

The suite is available on a new all inclusive internal repairing lease for a lease term to be agreed.

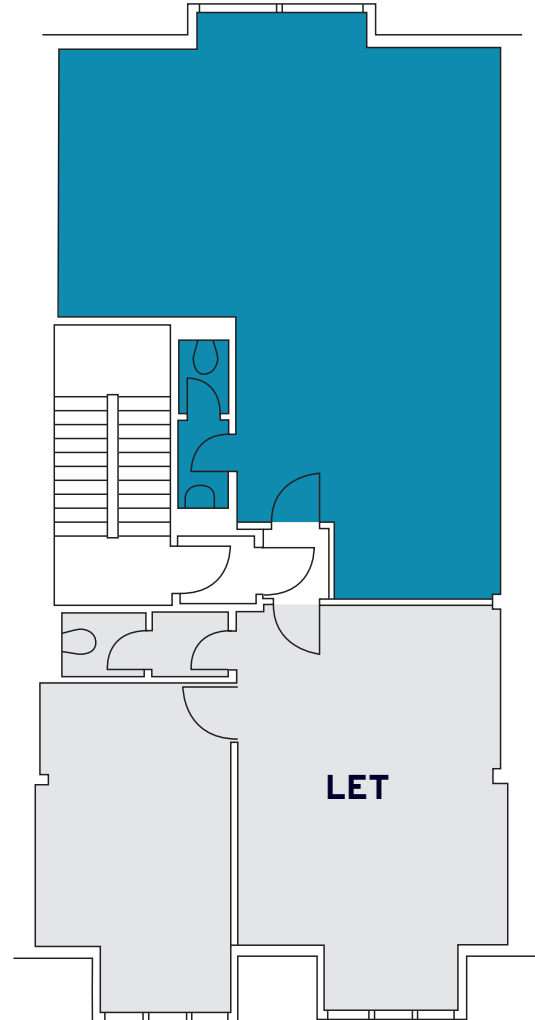
RENTAL

All inclusive rental of £12,500 per annum plus vat. The rental includes service charge, insurance and electricity.

RATES

The suite will require to be re-assessed for rates once occupied but will fall under the threshold for Small Business Relief and qualifying parties will receive 100% relief.

FLOOR PLAN



VAT

Vat will be charged on the rent and all other charges.

LEGAL COSTS

Each party will bare their own legal costs with the ingoing tenant responsible for Land & Buildings Transaction Tax and registration fees as appropriate.

VIEWING AND FURTHER INFORMATION

For further information contact:



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