

# TO LET - FIRST FLOOR REFURBISHED SELF CONTAINED OFFICE SUITE



**65 BATH STREET  
GLASGOW G2 2BX**

- 2,058 sq ft (191.19 sq m) approximately
- Walk in condition

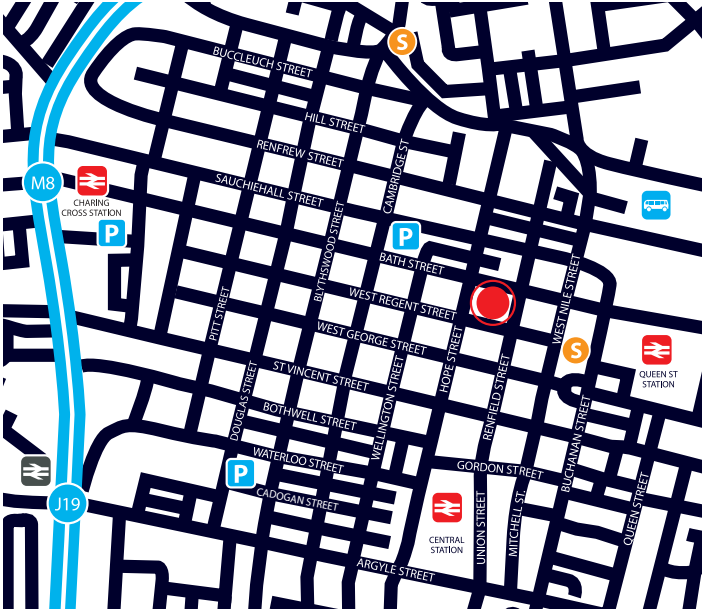
**Cargill**  
PROPERTY CONSULTANTS  
**0141 248 2859**

# 65 BATH STREET

## Glasgow G2 2BX

### LOCATION

The office is located on the south of Bath Street in the heart of Glasgow City centre. Glasgow Central & Queen Street stations are only 5 minutes' walk away, as is Buchanan Street Subway station. The principal retail and leisure thoroughfares of Buchanan Street & Sauchiehall Street are also in close proximity.



### ACCOMMODATION

We calculate the suite to have a net internal area of 2,058 sq ft (191.19 sq m) approximately. The area quoted excludes the toilet accommodation.

### LEASE TERMS

The office is available on a flexible full repairing and insuring lease for a term to be agreed. A rental of £22,500 per annum exclusive of vat is sought for the suite.

### VAT

For the avoidance of doubt the property is not elected for vat therefore vat is not chargeable on the rental.

### RATEABLE VALUE

The property has a Rateable Value of £19,000.

### COMMON CHARGES

The tenant will be liable for the common costs as charged by the factor for the maintenance and upkeep of the building. More information on application.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D. A full copy of the certificate can be made available.

### VIEWING AND FURTHER INFORMATION

For further information contact:



### DESCRIPTION

The refurbished office suite is situated on the first floor and is accessed from street level to an entrance foyer which provides access to a lift and stairwell.

The office comprises a bright self contained suite of 9 rooms with dedicated male and female toilet accommodation and full kitchen. There is a reception area and additional storage throughout the suite.

The offices are finished to a good overall standard with carpeted floors and generally papered and painted walls and with a mix of plaster and suspended ceilings incorporating modern fluorescent lighting. Heating is via wall mounted electric storage heaters.



John Grewar  
john@cargillproperty.com  
T 0141 248 2859  
M 07789 151 218

Cargill Property Consultants  
208 West George Street  
Glasgow G2 2PR