



THE
CULZEAN
BUILDING

GLASGOW

HIGH QUALITY FITTED OFFICE SUITE

THIRD FLOOR 4,730 SQ FT (439.43 SQ M)
ATTRACTIVE LEASEHOLD OPPORTUNITY

36 RENFIELD STREET | GLASGOW | G2 1LU



LOCATION

- Close to the junction of Renfield Street & St Vincent Street
- Strong corporate location
- Outstanding transport connections
- Host of amenities close by

DESCRIPTION

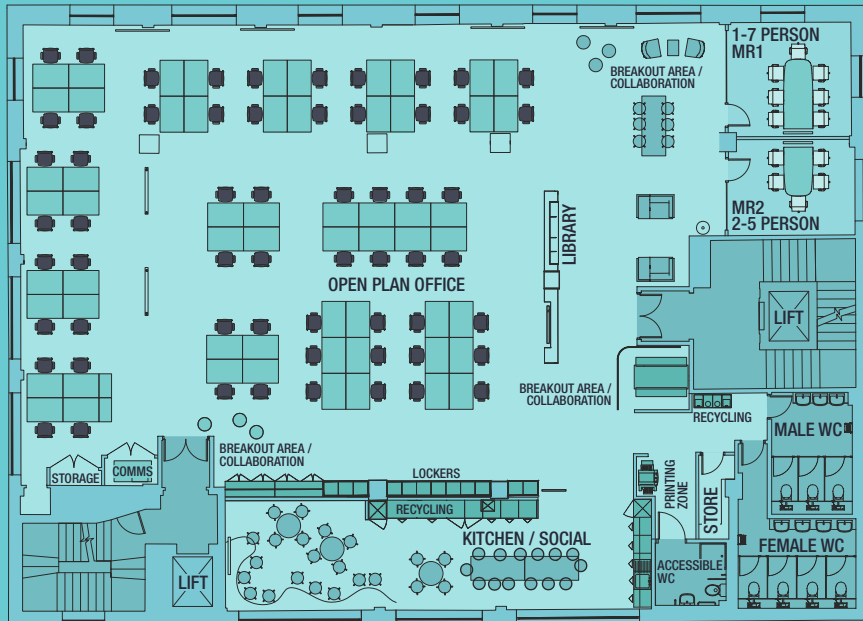
- Fully refurbished building
- New reception with lift serving all floors
- Fully fitted third floor suite
- Fully cabled
- Modern open plan space
- Break out/kitchen
- Two private offices

SPECIFICATION

- VRF air conditioning
- New 400 lux/av suspended & recessed lighting
- Full raised access floor
- Secondary glazing
- Male/female & disabled toilets
- Cycle racks & shower facilities

LEASE

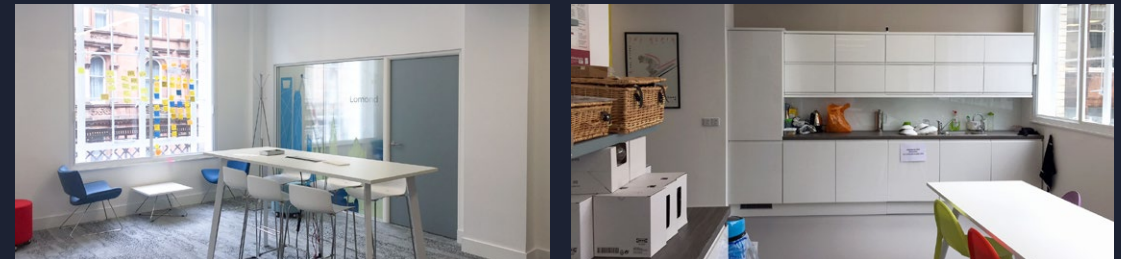
- Lease from 29th August 2016 to 28th August 2026
- Tenant break option at 28th August 2021
- Full repairing lease with service charge cap to 28th August 2021
- Rent review 28th August 2021



GENERAL ARRANGEMENT PROPOSED

Ratio 1 : 7 SQ M

Workstations x 60	1-7 Meeting	Recycling x 1
Breakout Area / Collab x 3	2-5 Meeting	Comms x 1
Printing Zone x 1	Kitchen / Social x 1	Library x 1
Locker Area x 1	Storage Area x 1	Lifts x 2



OCCUPATIONAL COSTS

- Rent fixed to 28th August 2021 - £75,680 per annum
- Rates payable - £28,290 approximately
- Service charge - £14,095 approximately

INCENTIVE PACKAGE

- An incentive package is available to a new occupier for the assignment or sub lease of the office
- The new occupier will benefit from the existing fit out
- Potential for furniture to be included in deal

VIEWING & 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 May 2018.