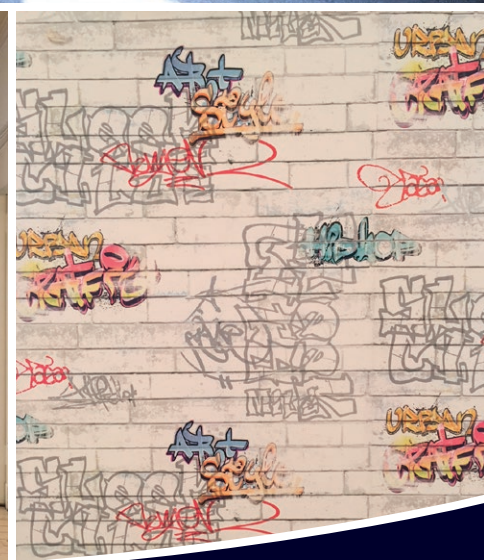


UNIQUE STUDIO/OFFICE/SHOWROOM TO LET



**14 Mitchell Lane
Glasgow • G1 3NU**

- Net Internal Area 2,530 sq ft (235 sq m)
- Prominent City Centre location
- Excellent public transport links

Cargill
PROPERTY CONSULTANTS
0141 248 2859

14 Mitchell Lane

Glasgow G1 3NU

LOCATION

Mitchell Lane connects Mitchell Street and Buchanan Street in a very central location with excellent access to all transport facilities including Queen Street and Central Railway Stations. In addition Buchanan Street and St Enoch Underground Stations are close by. A wide range of restaurant and retail outlets are available. An NCP car park is located adjacent to the building.

DESCRIPTION

The suite occupies the fourth floor of an attractive red sandstone Category B listed building. Access is via an attractive entrance hall leading to a traditional stairwell and traditional style lift. The building provides 24 hour access.

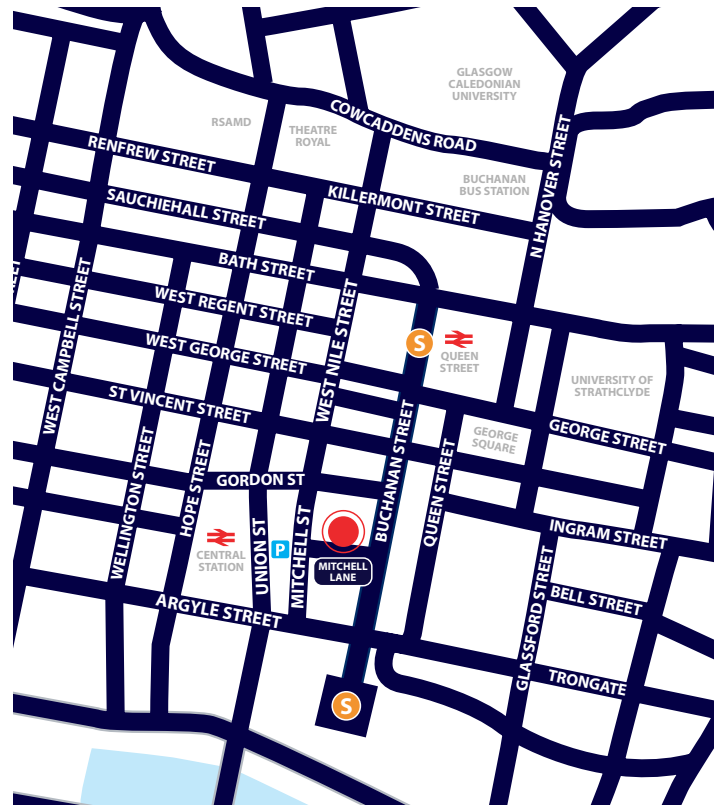
The office has two main open plan studios with excellent natural daylighting and views across the east of the City. Further private offices and kitchen and toilet are provided. The suite is fully cabled. The suite has been redecorated and provides a mix of carpeted and hardwood floors, plaster and painted walls and a mix of plaster and suspended ceilings with modern light fittings. A new gas fired central heating system has been recently installed.

ACCOMMODATION

The Net Internal Floor Area is 2,530 sq ft (235 sq m) approximately.

LEASE TERMS

The suite is available on a flexible internal repairing lease for a term to be agreed.



RENTAL

An all inclusive rental of £30,000 per annum (rent inclusive of service charge).

RATEABLE VALUE

The suite is entered in the Valuation Roll with a Rateable Value of £19,100.

LEGAL COSTS

Each party will be responsible for their own legal costs with regard to the lease preparation with the ingoing tenant responsible for registration fees and LBTT.

VAT

The suite is not elected for Vat and Vat will not be charged on the rental.

VIEWING & FURTHER INFORMATION

For further information please contact the sole letting agent:



John Grewar
john@cargillproperty.com

208 West George Street
Glasgow G2 2PR
T 0141 248 2859
M 07789 151 218

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 September 2018.