

CITY CENTRE OFFICE

> 4TH FLOOR NIA: 341.57 SQ M (3,676 SQ FT)

> 5TH FLOOR NIA: 246.97 SQM (2,658 SQ FT)

> RECENTLY REFURBISHED OPEN PLAN OFFICE ACCOMMODATION

> EXCELLENT TRANSPORT LINKS

> BENEFITS FROM CITY CENTRE AMENITIES

RENTAL: 4TH FLOOR - £37,000 PA

5TH FLOOR - £27,000 PA

116 WEST REGENT STREET, GLASGOW, G2 2QD

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TO LET



LOCATION

The property is situated towards the eastern end of West Regent Street in close proximity to the junction with Wellington Street.

The property's position within Glasgow's City Centre allows it to benefit from excellent road connectivity. Junction 18 of the M8 Motorway is located within a mile of the subjects and links Glasgow with major road networks throughout Scotland. The property benefits from several multi-storey car parks which are located within a 5-minute walk. Public transport amenities are also available in the immediate vicinity.

Surrounding occupiers at ground floor level are a mixture of office and retail operators with those in the upper floors typically operating as offices.

DESCRIPTION

The subjects comprise the 4th and 5th floor of a larger 7 storey building. The building benefits from a communal reception on the ground floor which provides access to the stairwell and lift facilities.

Internally, the suite has recently been refurbished providing open plan office accommodation. Floors are finished with carpet tiles; walls are plasterboard lined with suspended acoustic tile ceilings.

Each floor benefits from air conditioning, perimeter trunking, staff kitchen facilities and male/female WC units.

RENTAL

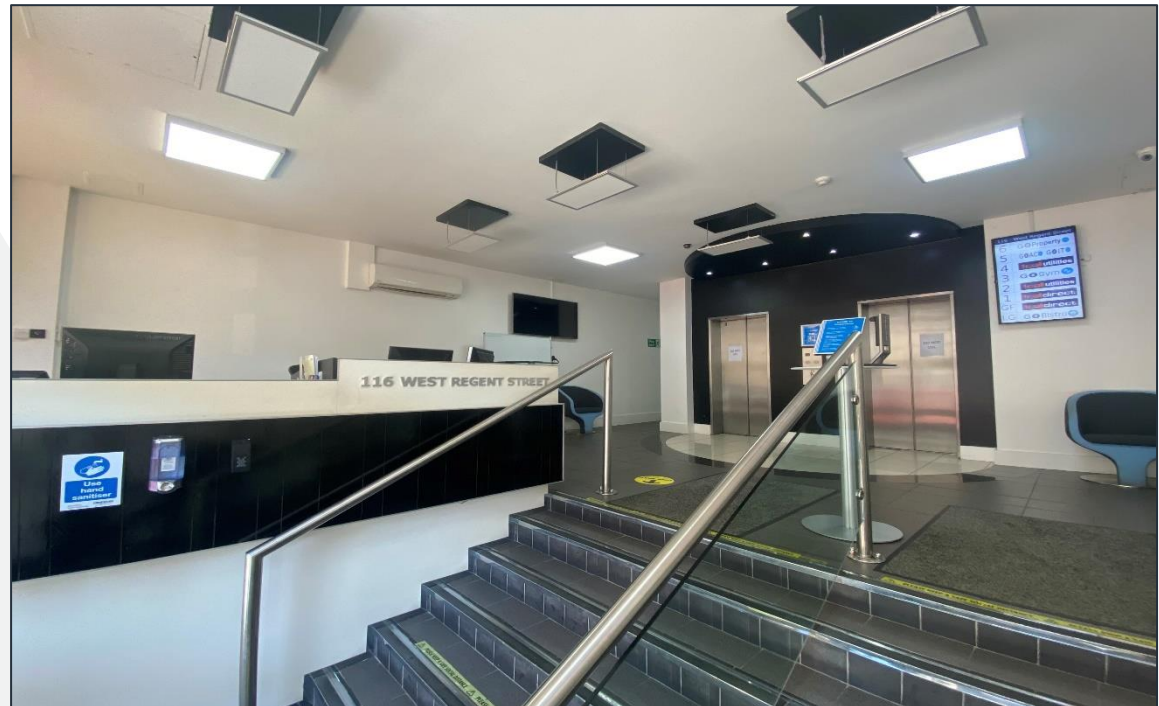
Our client is seeking the following rental offers:

4th Floor - £37,000 per annum

5th Floor - £27,000 per annum

SERVICE CHARGE

Further information can be made available upon request.



EPC

A copy of the Energy Performance Certificate can be provided to interested parties.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT

PLANNING

We understand that the property has Class 4 (Business) planning consent for its existing use. It will be incumbent upon any tenant to satisfy themselves in this respect.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

RATING

The subjects are currently entered in the current valuation roll at:

4th Floor - £43,750 per annum

5th Floor - £34,500 per annum

The rate poundage for 2023/2024 is 49.8p to the pound.

Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

The below floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):

ACCOMMODATION	SqM	SqFt
4 th Floor	341.57	3,676
5 th Floor	246.97	2,658
TOTAL	588.54	6,334



For further information or viewing arrangements please contact the joint agents:

Shepherd Chartered Surveyors **2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**

www.shepherd.co.uk

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