

TO LET

City Centre Office

4th Floor NIA: 341.57 SQM (3,676 Sqft)

5th Floor NIA: 246.97 SQM (2658 Sqft)

Recently Refurbished Open Plan Office Accommodation

Excellent Transport Links

Benefits From City Centre Amenities

Rent: 4th Floor: £37,000 p.a.

Rent: 5th Floor: £27,000 p.a.



CLICK HERE FOR LOCATION!



116 WEST REGENT STREET, GLASGOW, G2 2QD

CONTACT:

Adam Honeyman MA (Hons) MRICS
Alasdair McConnell MA (Hons)

a.honeyman@shepherd.co.uk
a.mcconnell@shepherd.co.uk

| 0141 331 2807 – 07720 466035
| 0141 331 2807 – 07393 803404





Location

116 WEST REGENT STREET, GLASGOW, G2 2QD



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.



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Description

116 WEST REGENT STREET, GLASGOW, G2 2QD



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.

ACCOMMODATION

	SQM	SQFT
4th Floor Accommodation	341.57	3,676
5th Floor Accommodation	246.67	2,658
TOTAL	588.54	6,334

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



RENT

Our client is seeking the following rental offers:

4th Floor - £37,000 per annum

5th Floor - £27,000 per annum

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of:

4th Floor - £43,750 per annum

5th Floor - £34,500 per annum

The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

SERVICE CHARGE

Further information can be made available upon request.

Get in Touch

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



Adam Honeyman

a.honeyman@shepherd.co.uk

M: 07720 466035



Alasdair McConell

a.mcconnell@shepherd.co.uk

M: 07393 803404

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



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.

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