

**TO LET**

ATTRACTIVE SELF CONTAINED OFFICE SUITE

**SUITE 5/2  
ATLANTIC HOUSE  
45 HOPE STREET  
GLASGOW, G2 6AE**

- Well apportioned, self-contained office suite
- Net Internal Area: **125.42 sq m (1,350 sq ft)**
- Traditional office building
- Refurbished common areas inc new passenger lift
- Gas fired central heating system
- Offers to lease in the region of **£13,500** per annum

**allison**

David Allison & Company  
Chartered Surveyors



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135 Buchanan Street, Glasgow, G1 2JA • Tel: 0141 375 1555

[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

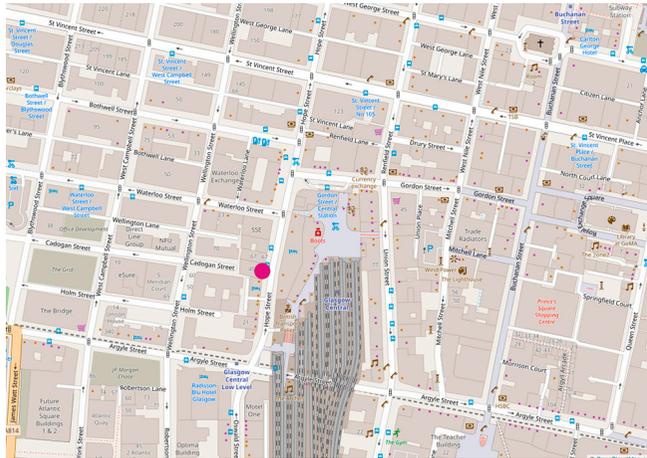


## LOCATION

The subjects are situated on the west side of Hope Street between its junctions with Waterloo Street and Argyle Street, in the heart of Glasgow City Centre. The building also benefits from an additional frontage and entrance to Cadogan Street

Central Station is situated directly opposite the property with local car parks situated nearby and bus services to and from the city centre in Hope Street.

The plan below illustrates the approximate location of the subjects, for information purposes only.



## GENERAL DESCRIPTION

The subjects comprise an attractive self-contained office suite which offers a good balance of accommodation between open plan general office area and private rooms with storage, separate male and female toilets and kitchen all within the suite.

Situated on the fifth floor of a refurbished six storey red sandstone Listed building known as Atlantic House, earlier improvements included the installation of a new automatic lift serving all floors in the building and an attractive entrance foyer at ground floor level.

## ACCOMMODATION

We have calculated the Net Internal Area of the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately:-

— 125.42 sq m (1,350 sq ft)

## RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

— **Rateable Value: £13,500**

As the Rateable Value falls within scope for relief under the Small Business Bonus Relief Scheme, the suite may benefit from 50% rates relief. Further details should be obtained from the Local Authority.

## RENTAL

We are seeking offers to lease in the region of **£13,500** per annum in respect of a new lease of the subjects for a term to be agreed.

## VAT

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

## LEGAL COSTS

Each party will be responsible for their own legal costs to be incurred in any transaction.

## EPC

The premises have been assessed and currently have an F energy rating. Copy available upon request.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

**David Allison**

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