

TO LET

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David Allison & Company
Chartered Surveyors



SUPERB OFFICE SUITE - 7TH FLOOR OFFICES, ATLANTIC HOUSE

45 HOPE STREET/1A CADOGAN STREET,
GLASGOW, G2 6AE

- Superb top floor office suite in feature upgraded Listed building
- Bright and modern decoration and fittings
- Net Internal Floor Area: **112.6 sq m (1,220 sq ft)**
- Four rooms, toilet & tea prep
- Modern automatic passenger lift
- Attractive outlook to the west
- Replacement double glazed windows
- Offers to lease in excess of **£12,500** per annum

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



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 benefits from entrance/exit doors to both Hope Street and Cadogan Street.

Central Station is situated directly opposite the building with Hope Street being one of the principal bus routes in the City. Public car parks are also situated within a short walking distance.

The location plan opposite illustrates the approximate location for information purposes only.

DESCRIPTION

This top floor suite has been comprehensively refurbished in the recent past and is available for immediate occupation. The common areas of the building have also been refurbished in recent years to a high standard together with the installation of a new passenger lift.

The accommodation comprises four cellular offices, ancillary reception together with male and female toilets and a tea prep area.

Internally the subjects provide a high specification including quality oak hardwood floor coverings, suspended ceiling incorporating CAT 2 lighting and perimeter central heating.

ACCOMMODATION & FLOOR AREA

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately 112.6 sq m (1,220 sq ft).

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £12,800.

At this level of value any incoming tenant may qualify for 100% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

SERVICE CHARGE

The incoming tenant will be responsible for the suite's share of the service charge for the building – further information on request.

RENTAL/LEASE TERMS

We are instructed to seek offers to lease in excess of £12,500 per annum for a full repairing and insuring lease for a term to be agreed.

VAT

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

LEGAL COSTS

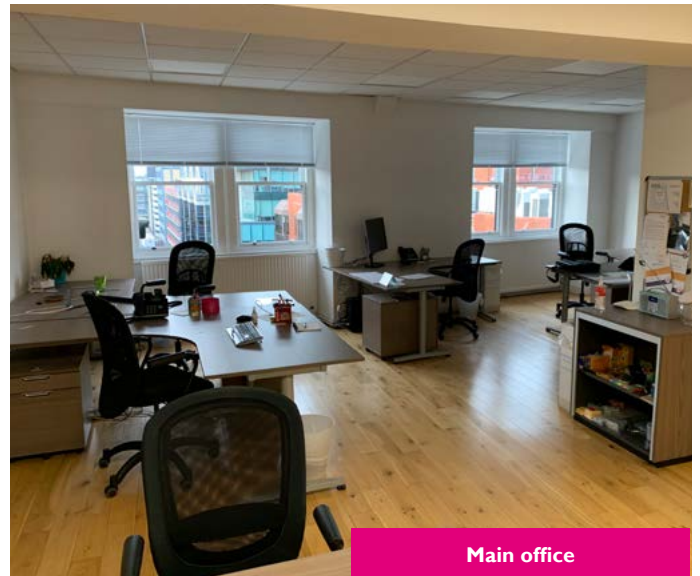
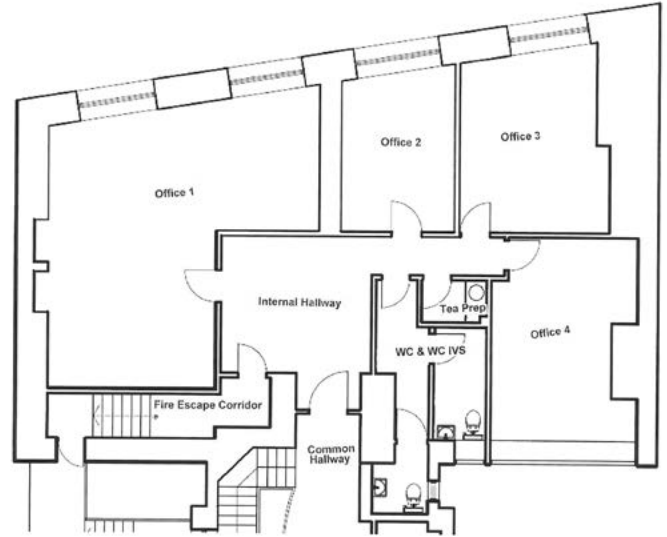
Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

Available on request.

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VIEWING/FURTHER INFORMATION

Strictly through the agents:

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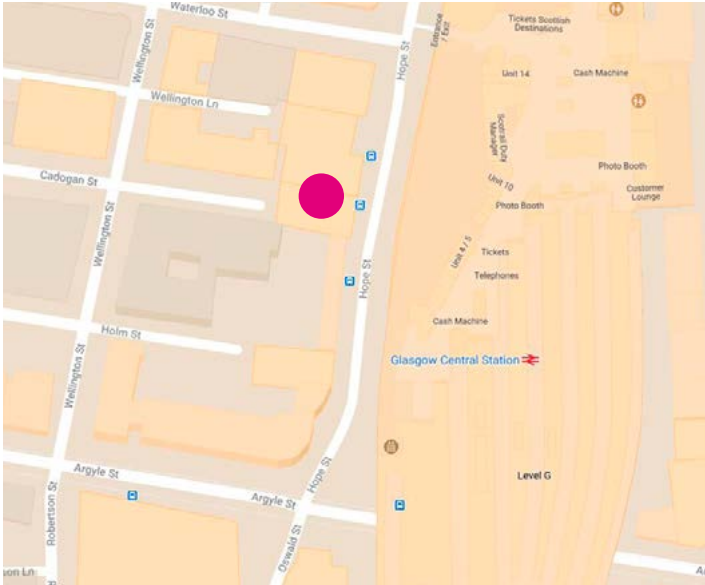
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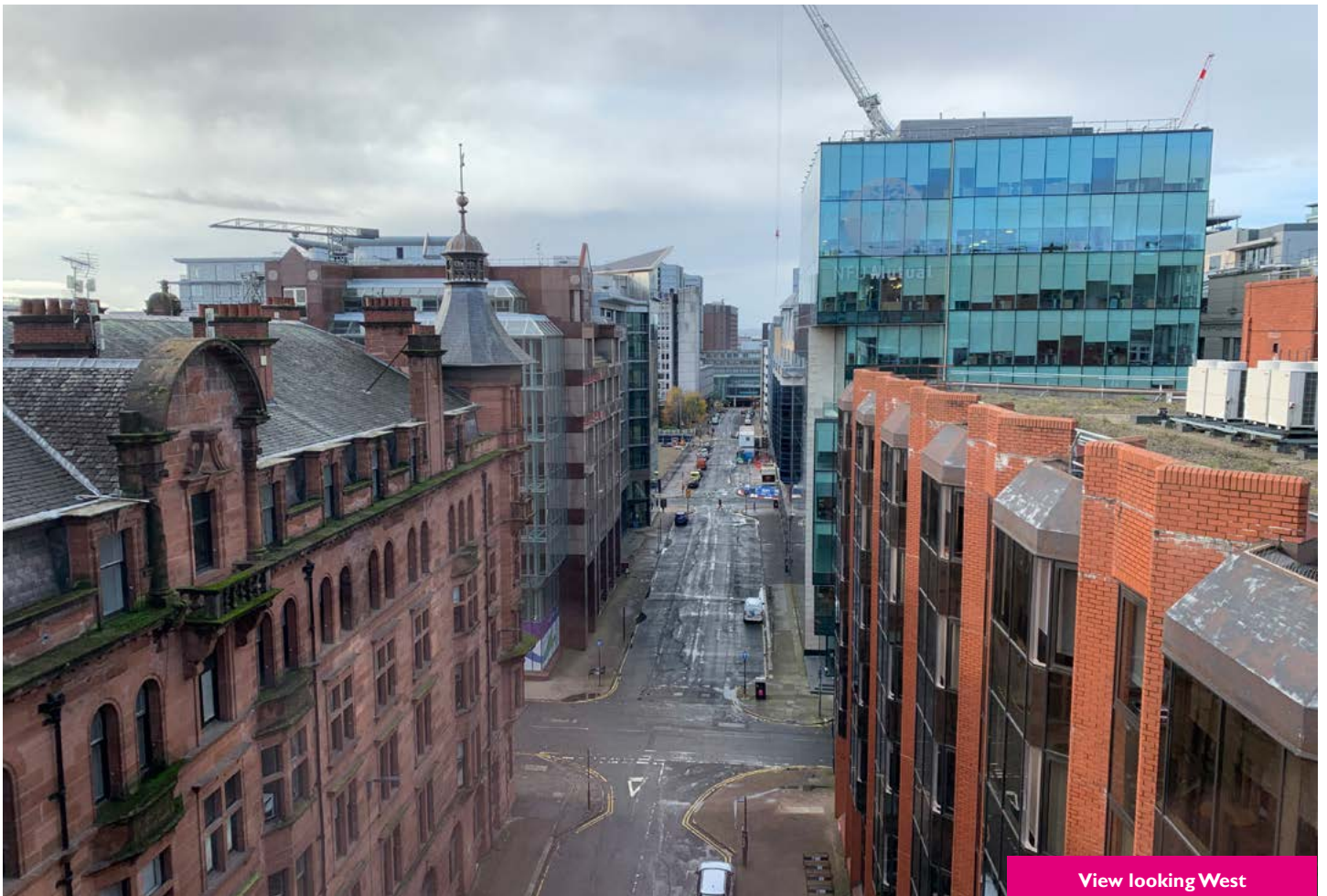
Regulated by RICS



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External landing & lift



View looking West