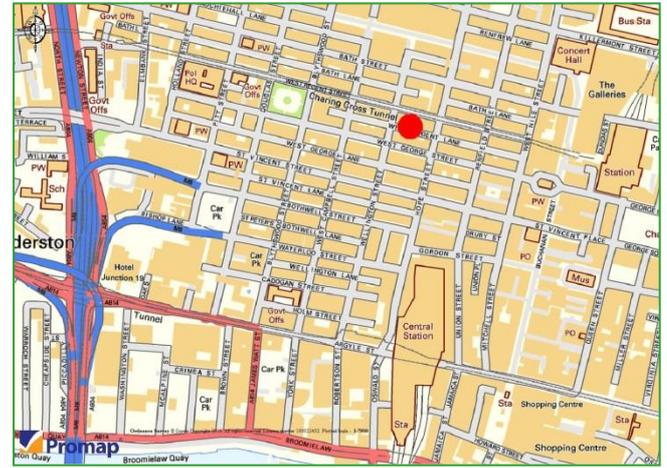
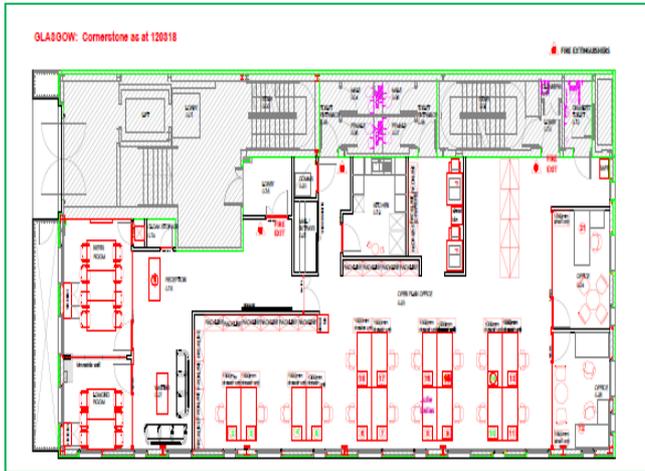


TO LET
MODERN OFFICES
256.69 sq m (2,763 sq ft)



Ground Floor
Cornerstone
107 West Regent Street
GLASGOW
G2 2BA

- modern self-contained office accommodation
- fully cabled for plug and play
- currently set up to provide 18 work stations with attractive existing fit-out
- 2 x secure car parking spaces provided



Location

The subjects are located on the south side of West Regent Street, at its junction with Wellington Street, within the heart of Glasgow City Centre.

Immediate access to shopping, restaurant and leisure amenities are provided whilst Queen Street & Glasgow Central Stations, Buchanan Street Underground Station and Buchanan Street Bus Station are all just a 5-10 minute walk away.

Description

The available accommodation is on the ground floor of Cornerstone, a prominent and attractive Grade A office building constructed in 2009.

The accommodation is fully furnished and is set up to provide;

- Reception
- Boardroom
- Main open-plan office plus 2 x private offices providing a total of 18 workstations
- Male, female and ambulant WC's
- Kitchen tea-prep/breakout space
- Fully raised access floor
- Comfort cooling

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal floor area;

256.69 sq m (2,763 sq ft)

2 x secure car parking space are provided and access from West Regent Street Lane.

Asking Terms

The subjects are held on an FRI lease expiring June 2019.

Our clients preference is to assign their interest, however, subletting may be considered.

EPC - B

VAT

Unless otherwise stated all figures, price, etc, are quoted exclusive of VAT.

Rateable Value

We understand the property is entered in the current Valuation Roll with a Rateable Value of £45,000.

Viewing & Further Information

Via the sole agents Gerald Eve LLP

Sven Macaulay
smacaulay@geraldve.com
0141 227 2364

Gregor Brown
gbrown@geraldve.com
0141 227 2375



Conditions under which these particulars are issued

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