

24 ST ENOCH SQUARE GLASGOW



GERALDEVE

TO LET / MAY SELL
SELF-CONTAINED OFFICES
220.24 sq m (2,371sqft)



1ST Floor 24 St Enoch Square GLASGOW G1 4DB

- well-fitted offices providing a mixture of open plan and cellular accommodation
- highly visible from street level with retail/showroom/studio potential (subject to planning)
- excellent location for access to all city centre amenities
- new FRI lease available

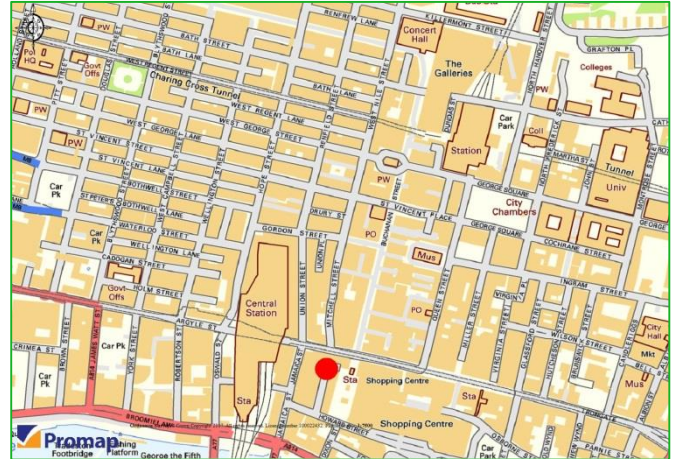
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Location

The subjects are located on the west side of St Enoch Square just south of its junction with Argyle Street and immediately opposite St Enoch Shopping Centre, within the heart of Glasgow City Centre. There's currently significant development activity ongoing within the square with a new 250 – room Premier Inn Hotel currently being developed at the south of the square and just south on Clyde Street there are proposals for a new 300 – room hotel and a 162 – room aparthotel.

The subjects benefit from excellent access to all public transport links with St Enoch Underground Station located immediately opposite the subjects whilst Queen Street and Glasgow Central Railway Stations are located a short walk away east and west. Numerous bus routes operate within the vicinity, particularly on Argyle Street. A number of multi-storey car parks are found nearby on Jamaica Street, Howard Street and at the St Enoch Centre where annual permits are available.

Description

The subjects comprise self-contained first floor offices forming part of an attractive six storey Grade B listed building. The building benefits from 24-hour access with a lift and passenger staircase providing access to the upper floors. The accommodation is well presented and arranged to provide;

- reception area with 3 x private meeting rooms
- front open-plan office with 2 x private offices thereof
- rear private office
- staff kitchen / break out space
- male and female toilets

The accommodation has the ability of being made completely open-plan with all partitions being demountable stud. The specification includes a suspended timber floor over-laid with laminate floor coverings, painted plaster walls, suspended ceiling grid with recessed modern lighting units, perimeter trunking, intruder alarm system, electrical panel radiators.

Planning

The subjects are fully-fitted as a hairdressers along with associated beauty/treatment rooms etc. Given the subjects visibility to street level they may lend themselves well for retail/showroom/studio use (subject to planning).

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal floor area of **220.24 sq m (2,371 sq ft.)**

Asking Terms

The subjects are available by way of a new FRI lease on terms to be agreed at a rental of £24,000 per annum.

Alternatively our client may consider selling the subjects with further information available upon request.

Rateable Value

The subjects are entered in the current Valuation Roll with a Rateable Value of £ 21,250.

VAT – the rent / purchase price is subject to VAT.

EPC – available upon request

Viewing

By appointment through the sole agents Gerald Eve LLP;

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Conditions under which these particulars are issued

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