

STATION HOUSE ST ENOCH SQUARE GLASGOW



GERALDEVE

TO LET
OFFICE / STUDIO ACCOMMODATION
Available from 1,000 – 2,165 SQ FT



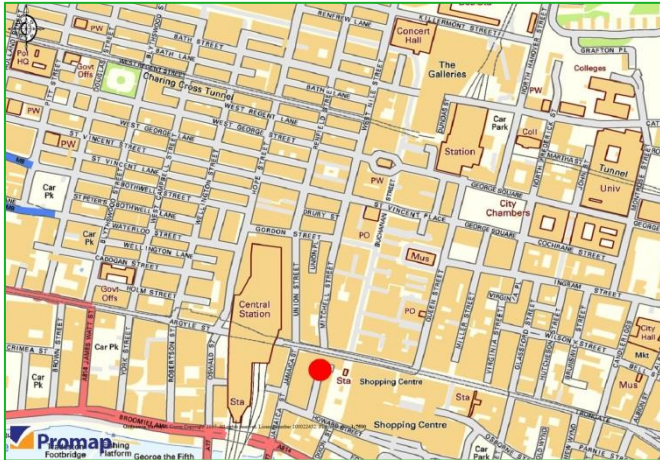
Station House
30 – 34 St Enoch Square
GLASGOW
G1 4DF

- well-presented office and studio accommodation available for immediate occupation
- highly visible from street level with retail/showroom potential
- available on attractive all-inclusive rents
- excellent location for access to all city centre amenities
- scope for 100% rates relief under the Small Business Bonus Scheme

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Location

- Located within the heart of Glasgow City Centre on the west side of St Enoch Square just south of the city's main shopping thoroughfares of Buchanan Street and Argyle Street and immediately opposite the St Enoch Shopping Centre.
- Benefits from excellent access to public transport links; St Enoch Underground Station is located opposite the subjects whilst Queen Street and Glasgow Central Railway Stations are located a short walk away east and west.
- Secure off-street parking is provided in a number of nearby multi-storey car parks on Jamaica Street, Howard Street and at the St Enoch Centre where annual permits are available.

Description

Station House is a prominent Grade B listed blonde sandstone building arranged over 6 floors. A passenger staircase from street level takes you to a well-presented first floor reception area where a lift and passenger staircase provides access to the upper floors. The available accommodation is finished to an excellent standard providing;

- Open-plan office/studio accommodation
- Suspended ceilings with integrated modern lighting units
- Mixture of raised access floors and perimeter trunking
- Some benefit from existing fit-out; private offices and meeting room(s)
- Shared male, female toilets and kitchen tea preps located on each floor
- Secure door entry system

Available Accommodation

First floor	1,135 sq ft
Second Floor	1,000 - 2,165 sq ft
Fourth Floor	1,000 sq ft

Asking Terms

The suites are available on attractive IRI terms with rents being inclusive of service charge and insurance.

Further information is available from the letting agents.

Rateable Values

The majority of the accommodation in Station House is eligible for 100% rates relief under the Small Business Bonus scheme. All queries should be made directly to the Scottish Assessors.

EPC – Available on request

VAT- the rent is subject to VAT

Viewing & Further Information

Through the sole letting agents, Gerald Eve LLP

Gregor Brown
gbrown@geraldve.com
0141 227 2375

John Logan
jlogan@geraldve.com
0141 227 2378



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