

TO LET

Refurbished City Centre Office Accommodation

Fourth Floor : 2,074 sq ft (192.68 sq m)

Second Floor: 905 – 1,931 sq ft

(84.07 – 179.39 sq m)

Both floors offer an abundance of natural daylight and excellent street profile to Gordon Street.

The second floor is currently split to provide two suites whilst the fourth floor is ideally suited for a single occupier.

**46 GORDON STREET
GLASGOW G1 3PU**



LOCATION

The property occupies a prime City Centre location in the heart of Glasgow's central business district, within easy walking distance of both Glasgow Central and Queen Street Stations. In addition, there is easy access to Glasgow's subway network.

The property is well located to enjoy Glasgow's retail facilities, being a short distance from Buchanan Street, Glasgow's premier retail destination, with nearby retail and leisure offers including Sputini, Barolo, Sainsbury's, Ting Thai Caravan, together with many others.



ACCOMMODATION

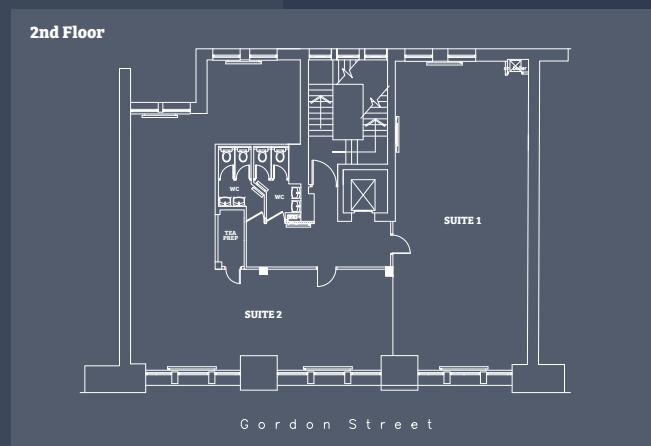
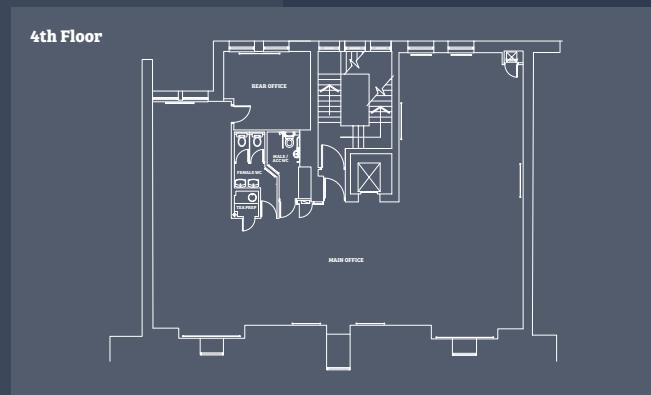
We have measured the suites in accordance with RICS Code of Measuring Practice and find the net internal areas to be as follows:

4th Floor	2,074 sq ft	(192.68 sq m)
2nd Floor Suite 1	c. 905 sq ft	(84.07 sq m)
2nd Floor Suite 2	c. 1,026 sq ft	(95.31 sq m)

Alternatively the second floor can be combined to provide:

Second Floor	1,931 sq ft	(95.31 sq m)
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The main entrance offers disabled access into the entrance lobby affording access to the lifts giving access to the upper floors.



RENT / LEASE TERMS

The suites are offered on the basis of new full repairing and insuring leases for a period to be agreed.

RATING

We understand the subjects are entered in the Valuation Roll as follows:

4th Floor	£23,000
2nd Floor Suite 1	£11,700
2nd Floor Suite 2	£13,100

Qualifying parties may benefit from rates relief under the Small Business Bonus Scheme.

EPC

The building has a current EPC rating of 'D+'. A copy of the Certificate is available on request.

VAT

All terms are quoted net of VAT where applicable. Any intending lessees must satisfy themselves as to the instance of VAT in respect of any transaction.

wbf.
whitelaw baikie figes
0141 221 6161
www.wbf.co.uk

Gavin Anderson
07801 852 600
gavin@wbf.co.uk

Colette S Brough
07793 949 597
colette@wbf.co.uk

COSTS

Each party will be responsible for their own legal costs incurred, with the incoming tenant being responsible for any Land & Building Transaction Tax, registration dues and VAT as applicable.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers / tenants which will at a minimum include proof of identity / address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

VIEWING/FURTHER INFORMATION

Accompanied viewings to be arranged through the joint letting agents:

Ryden.co.uk
0141 204 3838

Scott Farquharson
07384 543 094
scott.faquharson@ryden.co.uk

Holly Boyd
07884 262 217
holly.boyd@ryden.co.uk

Misdescriptions. The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. Whitelaw Baikie Figes / Ryden for themselves and for the vendors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so. iii) no person in the employment of Whitelaw Baikie Figes / Ryden has any authority to give any representation or warranty whatsoever in relation to this property. iv) all prices, rent and premiums quoted are exclusive of VAT at the current rate. v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy. January 2025.