

# Ryden

## TO LET

SELF-CONTAINED SUITES  
1,153 - 1,244 SQ FT



125 BUCHANAN  
STREET  
GLASGOW  
G1 2JA

PROMINENT LOCATION  
ON BUCHANAN STREET  
INSTANT ACCESS TO RETAIL  
AND LEISURE AMENITIES  
RECENTLY REFURBISHED  
SUITES

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## LOCATION

125 Buchanan Street is situated in an unparalleled location, in the heart of Glasgow City Centre. Located within Glasgow's main shopping district, there is instant access to a wide range of amenities including shops, cafes, restaurants and bars for occupiers to enjoy.

Neighbouring occupiers include The Ivy, Miller & Carter, TGI Fridays, Zhima, The Citizen, Bianca de Roma, Sugo, Starbucks Coffee, and many more.

Additionally, the property benefits from excellent connectivity to Glasgow's public transport and is strategically positioned between Glasgow Queen Street Station and Central Station. Buchanan Street Subway Station is only a couple of blocks away and Buchanan Bus Station is also located a short walk from the subjects

## ACCOMMODATION

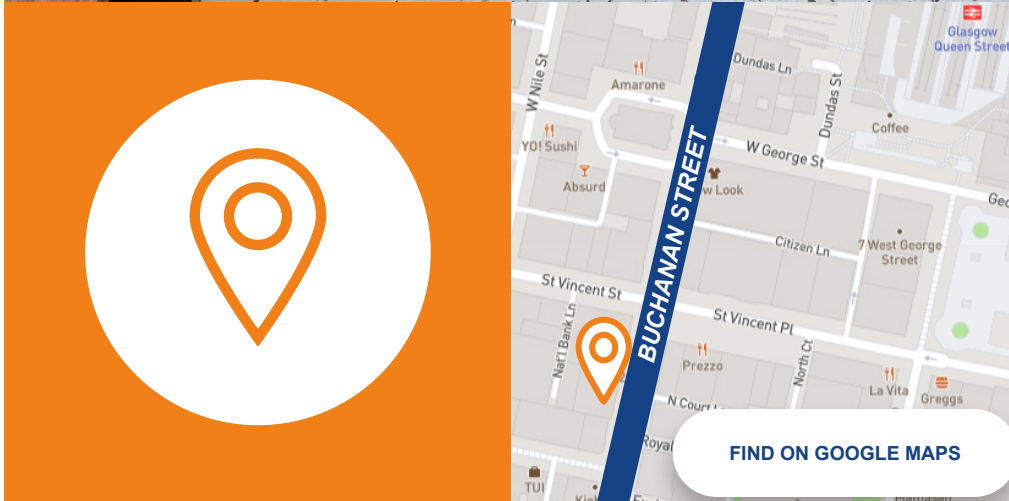
<b>3rd Floor (North)</b>	1,244 sq. ft.
<b>3rd Floor (South)</b>	1,153 sq. ft.

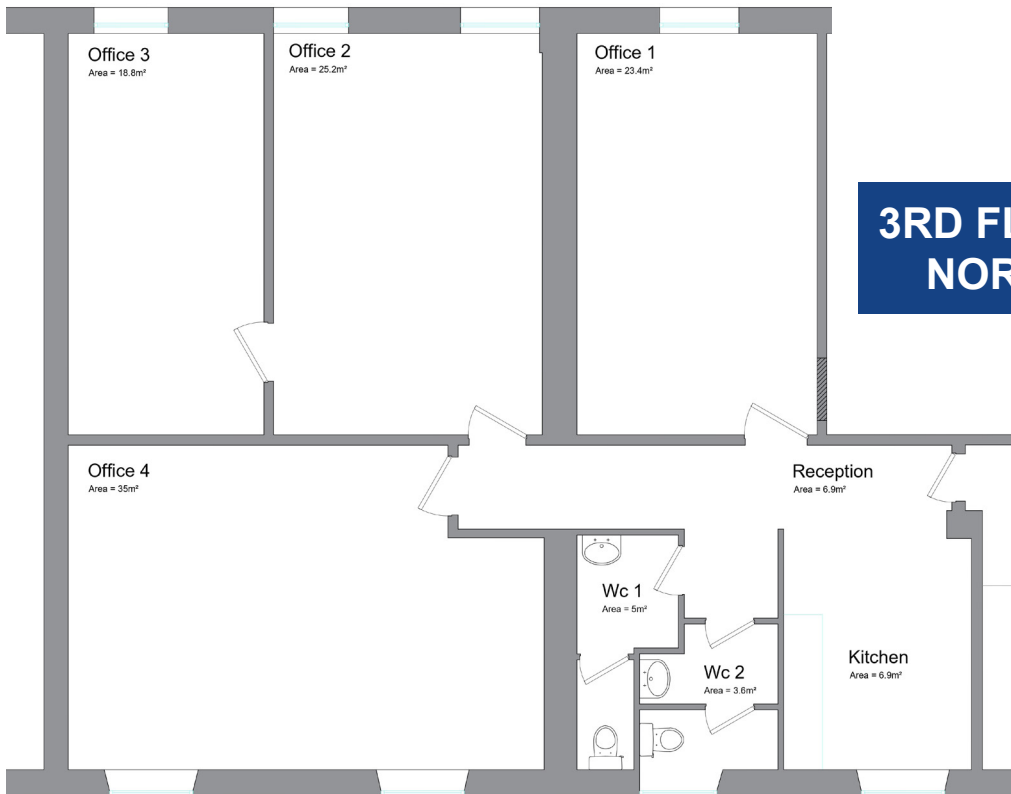
## DESCRIPTION

The remaining suites are cellular in layout and benefit excellent natural daylight with large windows overlooking Buchanan Street. The suites have recently been refurbished to offer the following specification;

- Self contained suites
- LED & LG7 lighting
- Electric heating
- Perimeter trunking
- Carpeted flooring
- Double glazing (3rd Floor North only)
- Dedicated kitchen facilities
- Demised toilets
- EPC Rating B/C

The suites are available on flexible lease terms and are suitable for a variety of occupiers.





## RATEABLE VALUE

The tenant will be responsible for all Local Authority rates and charges.

The subjects will be entered into the valuation roll as having the following Rateable Value;

3rd Floor North: £11,400

3rd Floor South: £10,900

An incoming tenant should be eligible for 100% business rates relief via the Small Business Bonus Scheme or 100% business rates relief in year 1 via Fresh Start Relief.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party is responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.





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STREET  
GLASGOW  
G1 2JA**

**TO LET**  
**SELF-CONTAINED  
OFFICE SUITES**  
**1,153 - 1,244 SQ FT**

# GET IN TOUCH

For further information, please contact the letting agents:

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **June 2024**

