

# TO LET MODERN OFFICE SUITE

PRELIMINARY DETAILS

# Ryden

MODERN  
REFURBISHED SUITES  
IN CLOSE PROXIMITY  
TO ALL CITY CENTRE  
AMENITIES



**SYCAMORE HOUSE,  
290 BATH STREET,  
GLASGOW, G2 4JR**

**58.44 -**

**183.76**

SQUARE METRES

**629 - 1,978**

SQUARE FEET

## GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agents

GLASGOW

130 St Vincent Street

Glasgow

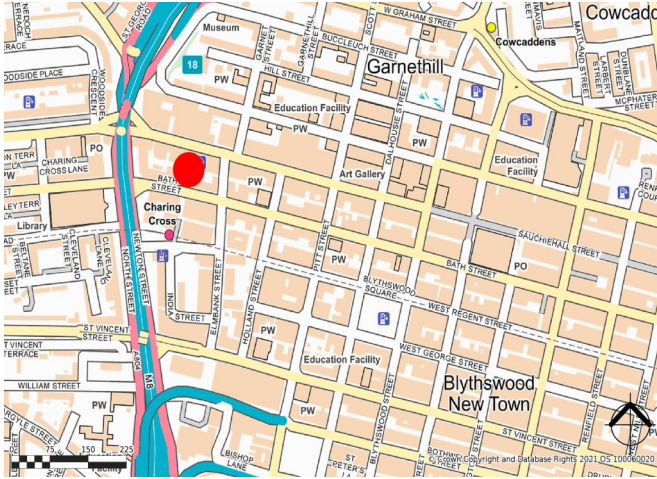
G2 5HF

0141 204 3838



[ryden.co.uk](http://ryden.co.uk)

# MODERN OFFICE LOCATED WITHIN CLOSE PROXIMITY TO GLASGOW'S CENTRAL BUSINESS DISTRICT



## LOCATION

The building is well situated for access to public transport facilities, with ample Train and Subway stations close by. Bath Street is also served by numerous bus routes and junctions 18 and 19 of the M8 motorway are both within one minutes drive.

## DESCRIPTION

Sycamore House comprises a corner office building offering refurbished office suites of varying sizes all accessed via a fully refurbished impressive double height entrance foyer from where two passenger lifts and stairwell serve all upper floors.

The suites provide the following specification:

- Suspended ceilings with LED lighting.
- Carpet covered flooring with underfloor & perimeter trunking.
- Dedicated kitchens.
- Exposed ceiling with suspended lighting- 3rd Floor.

The building is wheelchair accessible.

## ACCOMMODATION

The property provides the following net internal floor areas, as measured in accordance with the RICS Code of Measuring Practice (6th Edition):

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
SUITE 1B, 3RD FLOOR	58.44	629
SUITE 1, 2ND FLOOR	183.76	1,978
SUITE 2, 2ND FLOOR	82.13	884
SUITE 3, 2ND FLOOR	149.85	1,613

## TERMS

Each suite is available on Full Repairing and Insuring Terms for a period to be agreed.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of 'C'.

## RATEABLE VALUE

We can confirm that the subjects are entered in the Valuation Roll with a Rateable Value with the following Rateable Values:

- Suite 1B, 3rd Floor - £6,400
- Suite 1, 2nd Floor - £19,800
- Suite 2, 2nd Floor - £9,000
- Suite 3, 2nd Floor - £16,700

Any ingoing tenant may benefit from 100% rates relief through the **Small Business Bonus Scheme**. Details available on request.

## RENT

On application.

## SERVICE CHARGE

Detailed information is available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant or purchaser will be responsible for any LBTT and Registration Dues, if applicable.

## VALUE ADDED TAX

All monies due under the lease will be VAT chargeable at the applicable rate.

## CONTACT

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