

Ryden

TO LET / MAY SELL

MODERN OFFICE ACCOMMODATION
3,068 SQ FT



**65 GREENDYKE
STREET
GLASGOW
G1 5PX**

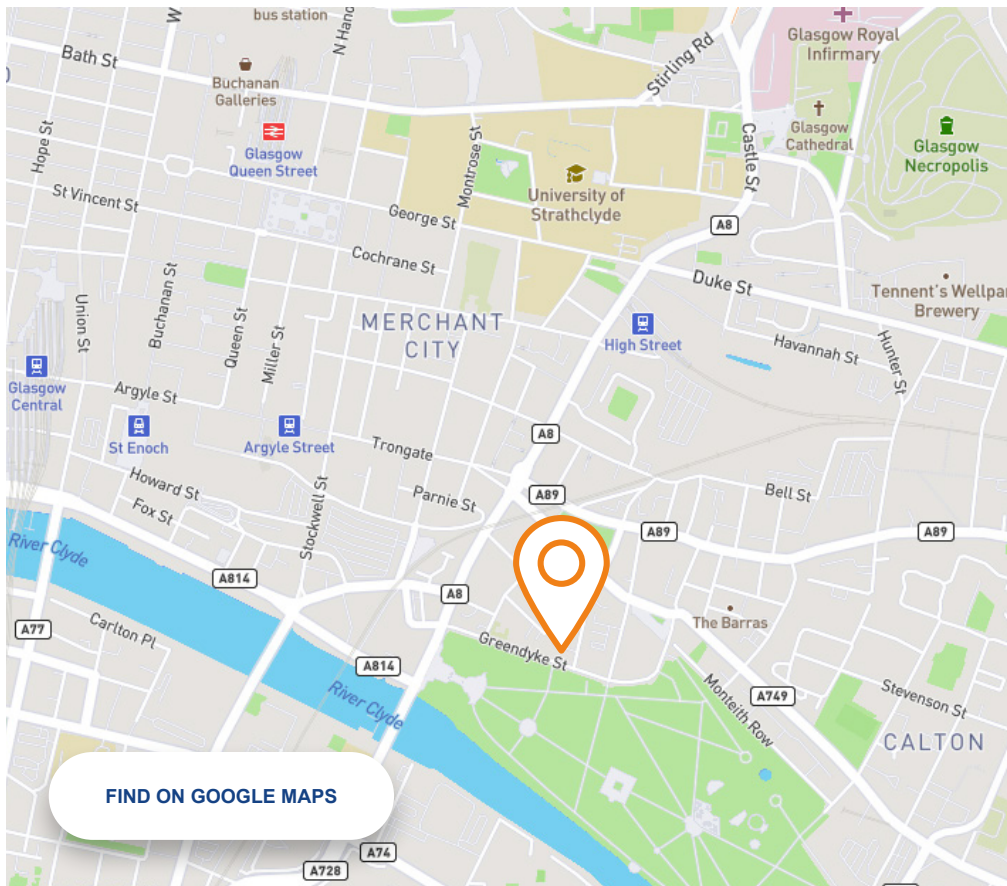
**ATTRACTIVE SELF
CONTAINED OFFICE SUITE**

**DEDICATED FRONT
DOOR ACCESS**

**SUITABLE FOR A VARIETY
OF OCCUPIERS**

**RARE OPPORTUNITY
TO PURCHASE**

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LOCATION

65 Greendyke Street is situated to the east of Glasgow City Centre, adjacent to Glasgow Green. There are many nearby amenities on High Street, Saltmarket and Trongate, a short distance from the property.

A number of bus routes serve the area, running along London Road, Clyde Street and Gallowgate. Argyle Street, High Street and Bridgeton Train Stations are all within a 15 minute walk from the subjects.

DESCRIPTION

65 Greendyke Street is a self contained office suite, split over the lower ground, ground and mezzanine levels. The suite is accessed via its own dedicated entrance and benefits from large windows overlooking Glasgow Green.

The suite benefits from the following specification;

- Floor to ceiling glazing
- Excellent natural daylight
- Suspended ceiling with recessed lighting
- Raised access flooring (partial)
- Existing air conditioning
- Dedicated kitchen and toilet facilities
- Disabled access (to ground floor)
- EPC to be confirmed

ACCOMMODATION

The subjects have the following areas:

DESCRIPTION	SQ M	SQ FT
MEZZANINE	62.7	675
GROUND FLOOR	111.3	1,198
LOWER GROUND FLOOR	111	1,195
TOTAL	285	3,068

There is on street car parking (metered) adjacent to the subjects.

TENURE

The subjects are available to lease on FRI terms to be agreed.

Alternatively the subjects are available to purchase, price upon application.

RATEABLE VALUE

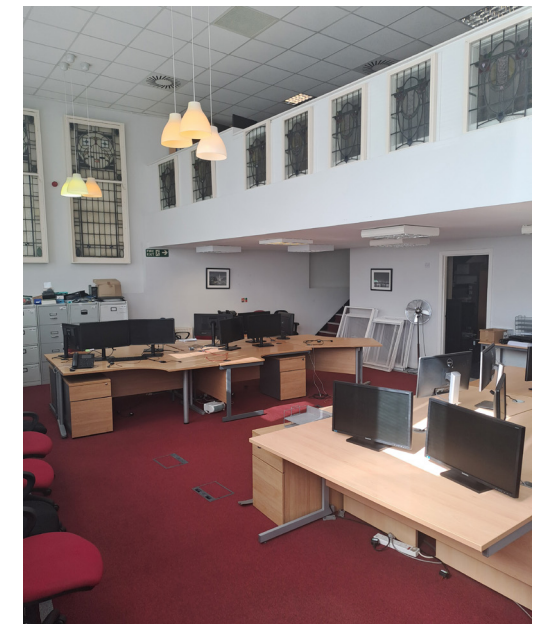
The subjects are entered into the valuation roll with the following Rateable Value; £24,500

LEGAL COSTS

Each party will be responsible for their own legal costs incurred and the tenant is responsible for Land & Buildings Tax, Transactional Tax and registration dues.

VAT

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





GET IN TOUCH

Please get in touch with our letting agents for more details.

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Ryden

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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. **December 2024**



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