

Ryden

TO LET

MODERN OFFICE SUITES
1,483 - 3,769 SQ FT

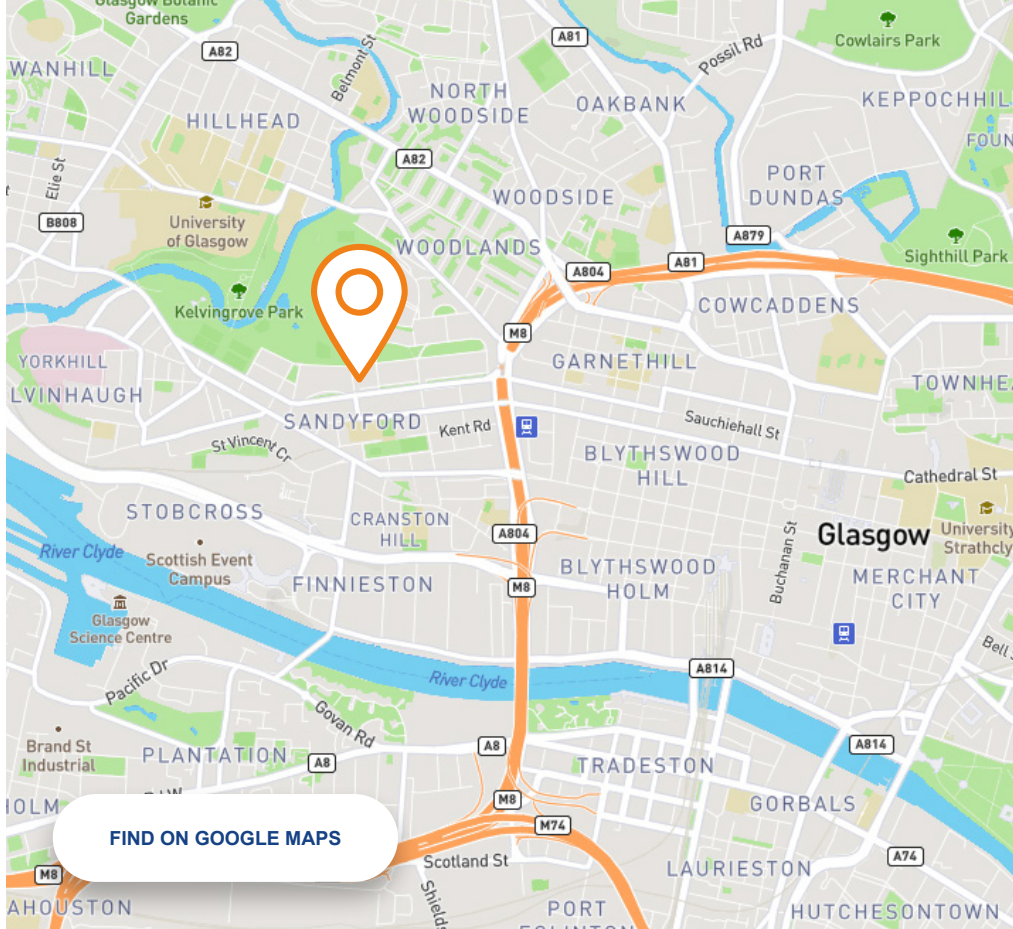


14 NORTH
CLAREMONT
STREET
GLASGOW
G3 7LE

PROMINENT WEST
END LOCATION

EXISTING FIT OUT
AVAILABLE

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



[FIND ON GOOGLE MAPS](#)



LOCATION








14 North Claremont Street is prominently located on the corner of North Claremont Street and Sauchiehall Street within Glasgow's West End.

The property is situated close to Finnieston and the Park District and is only a short walk from Glasgow City Centre. Kelvingrove Park is also located adjacent to the subjects, providing ample green space within the city for any coming occupiers to enjoy.

The building provides convenient connectivity to the M8 motorway network and is well-situated to take advantage of public transport connections, with regular bus services on Sauchiehall Street and Charing Cross Train Station within short walking distance.

DESCRIPTION

14 North Claremont Street is a modern office building with suites over 5 floors. Internally, the suites benefit from excellent levels of natural daylight and existing fit out including meeting rooms, a kitchen and dedicated WC's.

-  Suspended ceiling
-  LED / LG7 compliant lighting
-  Perimeter trunking
-  Electric heating
-  Equality Act compliant
-  Male, female & accessible WC's
-  Dedicated kitchen
-  EPC Rating available upon request

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ FT
3RD FLOOR (FRONT)	1,483
3RD FLOOR (REAR)	2,286
GROUND FLOOR	1,736

The suites can be combined to offer one suite of 3,769 sq. ft.

RV

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;

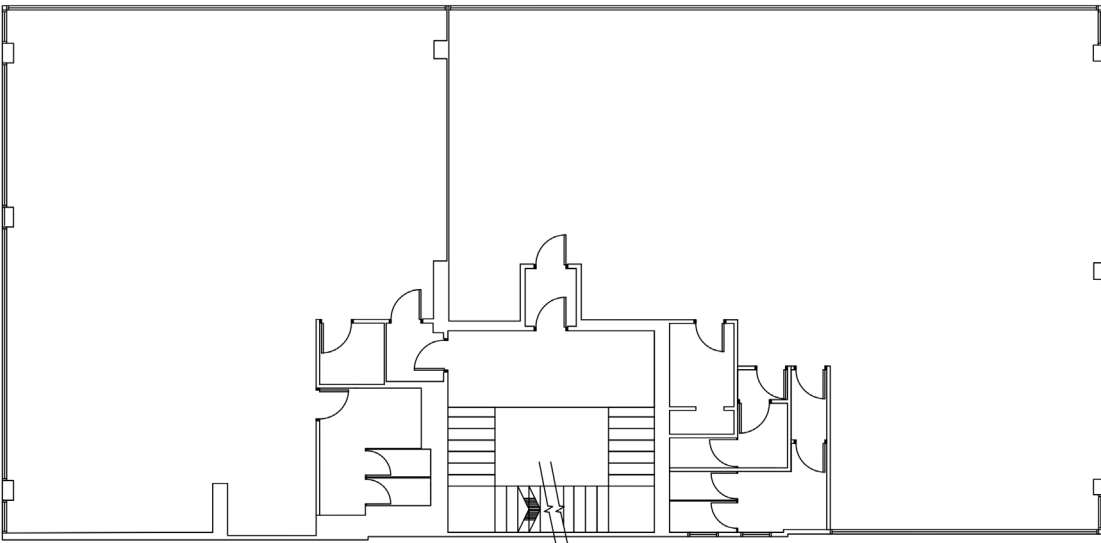
DESCRIPTION	RATEABLE VALUE
3RD FLOOR (FRONT)	£20,000
3RD FLOOR (REAR)	£25,000
GROUND FLOOR	£13,600

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.



FLOOR PLAN

TO LET

MODERN OFFICE SUITES

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G3 7LE

GET IN TOUCH

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

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Ryden

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