



75

BOTHWELL STREET

GLASGOW • G2 6TS

Refurbished office suites from 350 – 750 sq. ft.

DESCRIPTION

Occupying an imposing corner position, 75 Bothwell Street is an attractive, five-storey, sandstone building providing retail/restaurant use at ground level and four floors of office accommodation above.

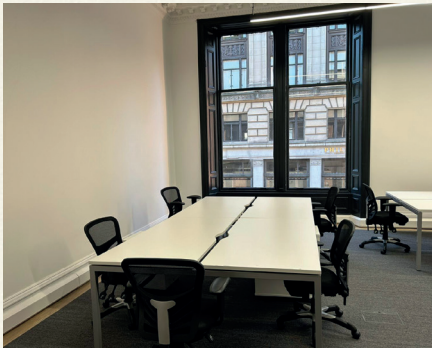
The refurbished suites are accessed via an impressive entrance and benefit from the below specification;

- Excellent natural daylight
- Dedicated & shared kitchen facilities
- Electric heating
- Mixture of suspended ceiling and plaster ceiling with traditional cornice
- Carpeted flooring
- Perimeter trunking
- Male & female WC's per floor
- Shared tea prep facilities
- Passenger lift

ACCOMMODATION

Suite 4.4	350 sq. ft.	All inclusive rental from £35 per sq. ft.
Suite 3.1 & 3.2	727 sq. ft.	
Suite 3.2B	385 sq. ft.	
Suite 1.2	750 sq. ft.	

Fully fitted and furnished options can be made available.



LOCATION

75 Bothwell Street is located on the prominent corner of Bothwell Street and West Campbell Street in the heart of the city's Central Business District.

Within the immediate proximity of the subjects there is a wide array of amenities, including; Pret A Manger, Starbucks, Tesco, Launch Coffee and Akiko, along with various other established restaurants, shops and hotels.

The building is situated within 200 metres of Glasgow Central Station and just a few minutes' walk from Queen Street Station. It is also well served by a number of bus routes running through Glasgow's City Centre.

Shops

- A** Tesco Express
- B** Sainsburys Local
- C** M&S Simply Food

Hotels

- A** ibis Styles Glasgow Central
- B** Hotel Indigo Glasgow
- C** Voco Grand Central
- D** YOTEL
- E** Motel One
- F** Radisson Blu

Restaurants/Cafés

- A** Gost
- B** Akiko
- C** Bao
- D** Pret A Manger
- E** Starbucks
- F** Temaki
- G** Mezcal
- H** Ho Wong
- I** Nandos
- J** Piece
- K** Absolut Roasters
- L** Launch
- M** Phillpotts
- N** Cafe Milano

BUSINESS RATES: The tenant will be responsible for all Local Authority Rates and Charges.

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

EPC: A copy of the EPC and Recommendation Report can be provided upon request.

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



VIEWING

For further information, please contact the joint letting agents:

Ryden



Scott Farquharson

+44 7384 543094

scott.farquharson@ryden.co.uk

Meg Beattie

+44 7935 203765

Meg.Beattie@jll.com

Holly Boyd

+44 7884 262217

holly.boyd@ryden.co.uk

Hanna McKie

+44 7933 514376

hanna.mckie@jll.com

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Another refurbishment project by The SRE Group

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