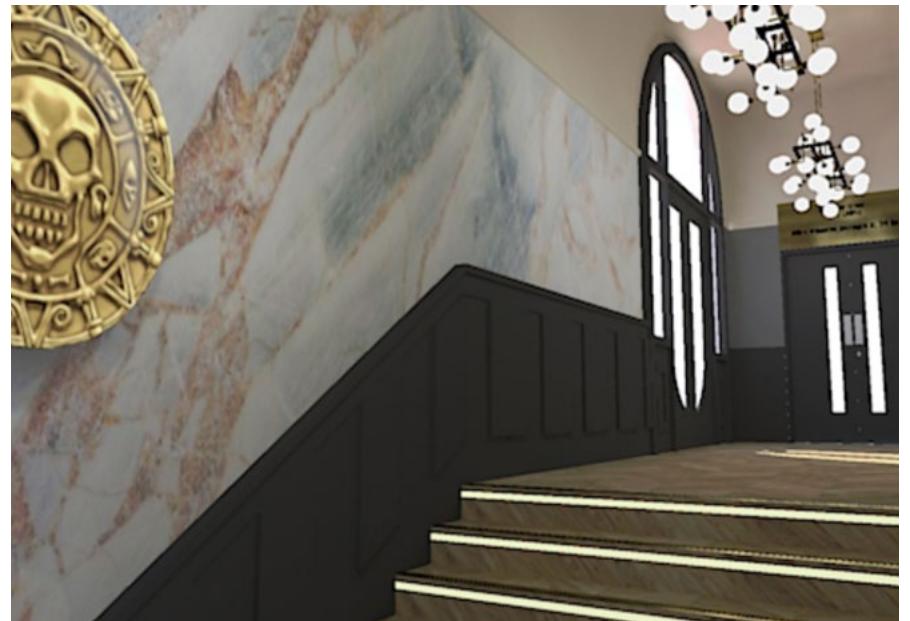
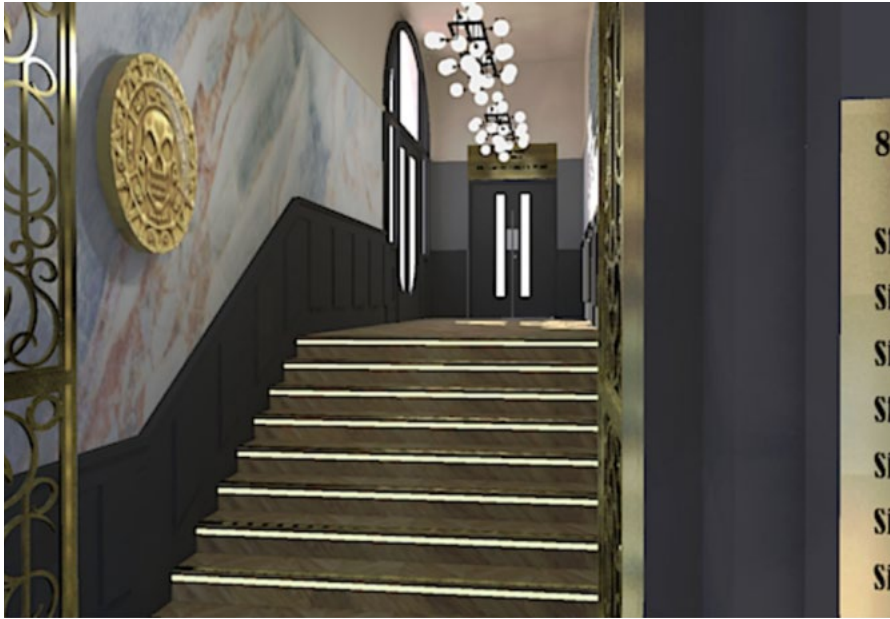


# 84 Miller Street, Glasgow G1 1DT To Let



**Griffin**  
**Webster**  
PROPERTY CONSULTANTS



## Location

84 Miller Street is situated to the east of Miller Street within the Merchant City area of Glasgow City Centre, a short distance to the north of Argyle Street. Miller Street forms a link between Ingram Street to the north and Argyle Street to the south and is characterised by a mix of retail, commercial and residential uses. The property benefits from its excellent access to the public transport network with Central Station and Queen Street Station both located close by, whilst the subjects are also within a short walking distance of Buchanan Street bus station and the subway network. There are a wide variety of occupiers within close proximity including the Bank of Scotland, Glasgow City Council, Corinthian Hotel, etc., whilst the St Enoch Shopping Centre is located a short distance to the south.

## Description

The suite is situated at within a traditional 4 storey mid-terraced red sandstone building. Access to the building is provided at ground floor level via an attractive entrance foyer and thereafter access to the upper floors is provided via a passenger lift or alternatively via a main internal stairwell. The entire fourth-floor suite provides open plan office accommodation can be offered as one or as a whole. Refurbishment works included, freshly painted walls, CAT 2 lighting and perimeter trunking supported by ample power supply provisions. Excellent natural light provisions are afforded via a series of windows fronting Miller Street, whilst the suite is also completely self-contained providing toilet and tea prep facilities.

The common parts are due to undergo a complete refurbishment.

## Accommodation

Whole floor - 3,416 SQFT (317.36 SQM)

4th floor (front) - 1,781 SQFT (165.44 SQM)

4th floor (rear) - 1,635 SQFT (151.92 SQM)

## Rating

The rateable value is stated as

4th floor (front) - £14,800.00

4th floor (rear) - £13,600.00

Let separately both properties qualify for 100% rates relief subject to status.

## Terms

The subjects are available on the basis of a new Full Repairing and Insuring lease for a period of up to 5 years.

## Specification

- Open plan office suite with dedicated tea prep and toilet facilities
- Flexible FRI terms available
- Close to Queen Street Station, Central Station, Subway Network and bus routes
- Competitive rental terms - £12.00 per sq.ft
- Newly refurbished common parts, lift and landings.
- The floor is offered to the market in whole or part.

## Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.

Strictly by prior arrangement with the letting agents.

Call Greg Dykes

07447 983400 or

email:

greg@griffinwebster.co.uk



Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Griffin Webster, on its behalf and of to or after sellers of lessors of this property whose agents they are, give notice that: 1. the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 2. all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or of each of them. 3. no person employed by Griffin Webster has any authority to make or give any representation or warranty to whatever in relation to this property.

