



Good Quality Office Accommodation From 2,113 - 47,147 sq ft

Property Highlights

- City Centre Location
- Range of Suite Sizes
- Flexible Lease Terms
- Secure Parking

Location

1 Cadogan Street is situated on the north side of Argyle Street in Glasgow's Central Business District (CBD)

The building is within walking distance to Glasgow Central, Queen Street and Anderston Railway Stations and is also served by regular bus services with easy access to the M8 motorway.



For viewing and further Information, please contact:

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Description

The property comprises a large office complex offering varied suites sizes with a current specification as follows:

- Suspended ceiling
- Recessed modern lights
- Papered and painted walls
- Gas central heating
- Raised access floor
- Carpets

Accommodation

The available accommodation extends to the following approximate Net Internal floor areas.

Floor	Suite	Size (sq ft)	Car Parking
Tower			
10 th	West	2,362	3
10 th	East	2,557	4
8 th	West	2,717	3
8 th	East	2,142	2
6 th		5,060	6
5 th		5,059	6
2 nd		4,961	6
1 st		4,853	6
Podium			
3 rd		5,848	8
2 nd		5,841	8
1 st		5,747	7
Total	-	47,147	59

Occupational Costs

The occupational costs are as follows:

Unit	Cost (per sq ft)
Office Rent	£POA
Service Charge	£4.10
Local Authority Rates	£6.73
Building Insurance	£0.50
Total	£POA
Car Parking Rent	£1,500 per space

Energy Performance Certificate (EPC)

The property has a current Energy Performance Rating of E.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

Legal Costs

Both parties will be liable for their own legal costs.

Land & Buildings Transaction Tax (LBTT)

The ingoing tenant will pay all Land and Buildings Transaction Tax applicable.

Entry

Upon agreement.

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