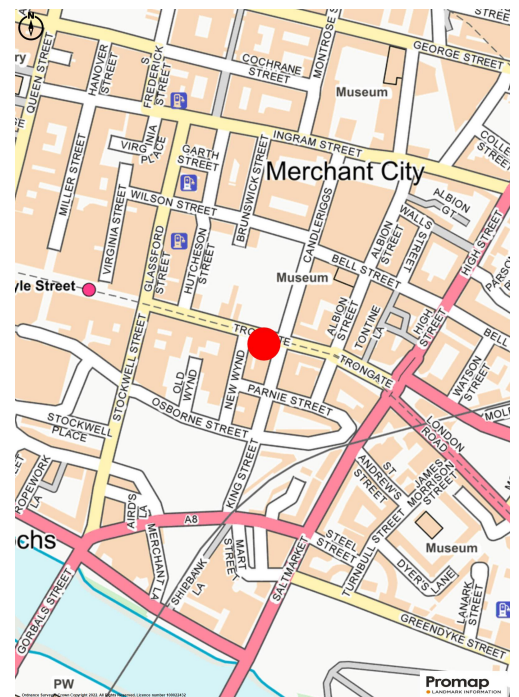




## 2nd Floor, 103 Trongate, G1 5QP

- Second floor office suite
- Close proximity to Merchant City
- Extends to approximately 96.6 sq.m. (1,040 sq.ft.)
- New FRI lease available
- Rental offers in excess of £12,000 per annum



## LOCATION

The subjects are situated on the south side of Trongate, one of the oldest streets in Glasgow. The surrounding area has benefitted from considerable regeneration over recent years and is now home to a variety of retail and leisure uses. The property is within walking distance of Buchanan Street, in addition to Glasgow Central and Glasgow Queen Street railway stations.

## DESCRIPTION

The subjects comprise a second floor office suite within a larger six storey office building constructed from red sandstone. The subjects benefit from open plan floor space with separate tea prep and WC facilities. There are large timber sash & case windows facing onto Trongate, providing excellent levels of natural light. The property is accessed via a door entry control system leading in to the common lobby.

## ACCOMMODATION

We calculate the following approximate Net Internal Area:

Second Floor: 96.6 sq.m. (1,040 sq.ft.)

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers in excess of £12,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting an advance rental payment will be required. Please contact the sole letting agents for more information.



## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £11,900.

The poundage rates for 2022/2023 is £0.498 in the pound.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through

Graham + Sibbald LLP:  
233 St. Vincent Street  
Glasgow  
G2 5QY

Tel: 0141 332 1194

## To arrange a viewing contact:



**Tom Conway**  
Senior Surveyor  
tom.conway@g-s.co.uk  
0141 332 1194  
07810 544 912



**Conal Philliben**  
Agent  
conal.philliben@g-s.co.uk  
0141 332 1194  
0771 528 190

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: November 2022