

# Ryden

## TO LET

HIGH QUALITY OFFICE SPACE  
FIRST FLOOR 5,696 SQ. FT.



7 WEST NILE STREET  
GLASGOW  
G1 2PR

WELL POSITIONED IN THE  
HEART OF GLASGOW  
CITY CENTRE

OPEN PLAN

DEDICATED BATHROOM  
& TEA PREPS

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## LOCATION

7 West Nile Street is well positioned within the heart of Glasgow City Centre, prominently located on the western pitch of West Nile Street between Gordon Street and St Vincent Street, occupying a prime office address.

The property is ideally located to take advantage of Glasgow's excellent public transport network with Glasgow Central and Queen Street railway stations and the subway network a short walk from the property.

The building also benefits from its proximity to Buchanan Street and an abundance of shops, restaurants and other leisure amenities. Neighboring occupiers include Miller & Carter, Las Iguanas, Innis & Gunn, La Vita Spuntini, Café Nero and Pret A Manger, among many others.

## ACCOMMODATION

<b>1ST FLOOR</b>	5,696 SQ FT
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## DESCRIPTION

Gaucha occupy the ground floor premises, with five floors of high quality office accommodation above. The office suites are accessed via a modern reception with an on-site commissionaire and two passenger lifts to upper levels.

The suites benefit from the following specification:

-  Excellent natural daylight
-  Metal tiled suspended ceiling
-  LED lighting
-  VRF air conditioning
-  Raised access flooring
-  Demised kitchen and toilet facilities
-  Male, female and accessible WC's
-  Basement shower facilities
-  Basement cycle storage
-  Wheelchair accessible
-  EPC Rating C

## RATEABLE VALUE

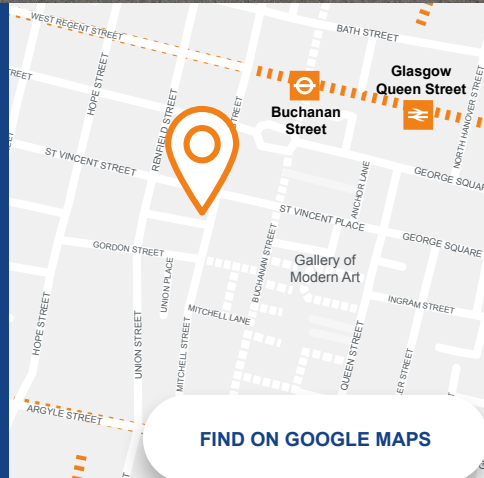
The subjects will be entered into the valuation roll as having a Rateable Value of £64,000.

The tenant will be responsible for all local authority rates and charges.

## SERVICE CHARGE

The tenant will be required to pay a proportion of the buildings operating costs. Further details of the current service charge are available on request.

**PROMINENTLY  
LOCATED ON THE  
WESTERN PITCH OF  
WEST NILE STREET  
BETWEEN GORDON  
STREET AND ST  
VINCENT STREET**



[FIND ON GOOGLE MAPS](#)

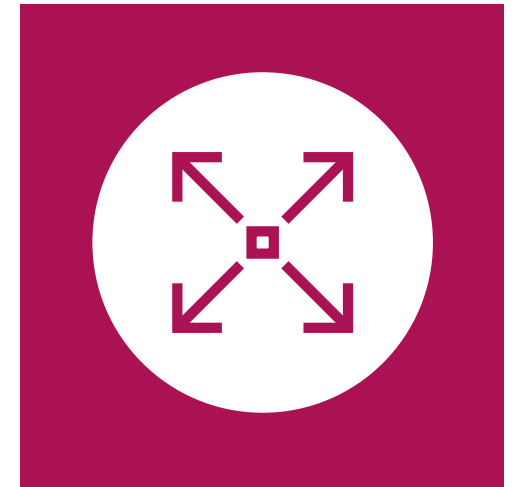
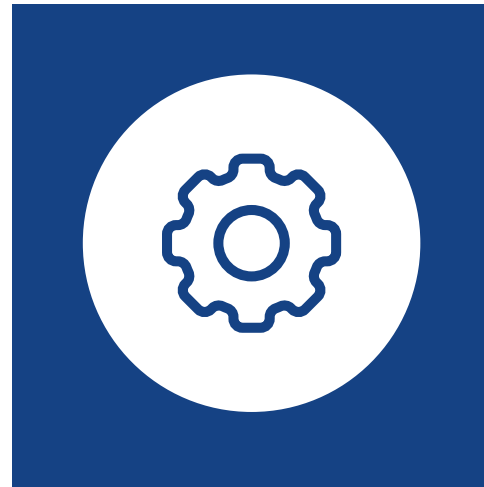


## LEGAL COSTS

Each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues

## VAT

Unless otherwise stated, all prices and premiums are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



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OFFICE SPACE IN  
THE HEART OF  
GLASGOW CITY  
CENTRE  
FIRST FLOOR  
5,696 SQ. FT.



7 WEST NILE STREET  
GLASGOW  
G1 2PR

# GET IN TOUCH

For further information, please contact the joint letting agents:

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**Ryden**

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **March 2024**

