

Ryden

TO LET

SELF-CONTAINED OFFICE SUITES
916 - 1,244 SQ FT



125 BUCHANAN
STREET
GLASGOW
G1 2JA

PROMINENT LOCATION
ON BUCHANAN STREET

INSTANT ACCESS TO RETAIL
AND LEISURE AMENITIES

MIXTURE OF CELLULAR
AND OPEN PLAN SPACE

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



LOCATION

Located in the heart of Glasgow City Centre, the property benefits from excellent connectivity to Glasgow's public transport network with both Glasgow Queen Street and Glasgow Central Railway Stations less than a 4-minute walk from the property.

Conveniently situated on Buchanan Street, Glasgow's main shopping district, there is instant access to the all retail and leisure facilities that the city centre has to offer.

Neighbouring occupiers include The Ivy, Miller & Carter, TGI Fridays, The Citizen, Bianca de Roma, Starbucks Coffee, Willow Tea Rooms and many more.

DESCRIPTION

The accommodation offers a mixture of cellular and open plan suite, with excellent natural daylight from large opening windows overlooking Buchanan Street. Self-contained with their own dedicated bathroom and tea prep facilities.

- LED & LG7 lighting
- Electric heating
- Perimeter trunking
- Carpeted flooring
- EPC Rating B/C

The suites are available on flexible lease terms and suitable for a variety of occupiers.

ACCOMMODATION

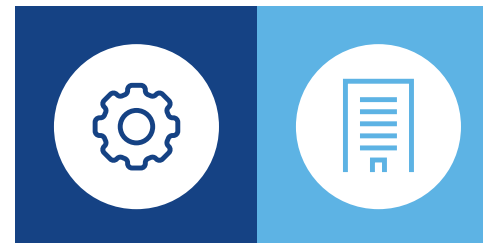
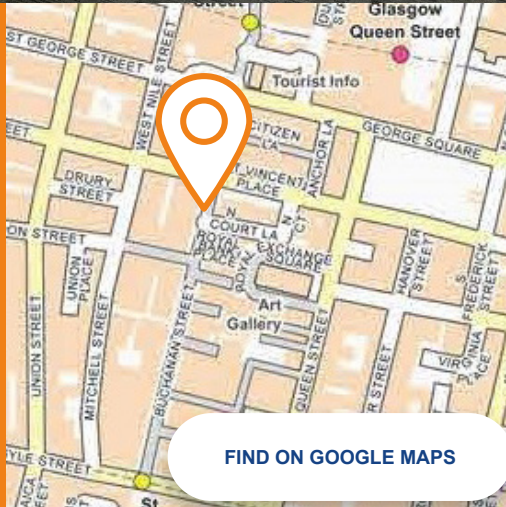
3rd Floor (North)	1,244 sq. ft.
3rd Floor (South)	1,153 sq. ft.
2nd Floor (North)	1,244 sq. ft.
2nd Floor (South)	916 sq. ft.

VAT

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

LEGAL COSTS

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





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GET IN TOUCH

For further information, please contact the letting agents:

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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. **June 2024**

