



Cadogan Square, Glasgow

- City centre accommodation
- Unique location
- Recently refurbished unit
- Flexible space suitable for various uses
- Adjacent to IFSD
- Large on site residential population
- Approximately 46 Sq.M (495 Sq.Ft)



Nearby Occupiers

- A Scottish Ministers
- B Morgan Stanley
- C AON
- D Barclays PLC
- E Jacobs Engineering
- F Be Cogent
- G ACE Europe
- H Atkins
- I BDO Stoy Hayward

Hotels

- 1 Grand Central Hotel
- 2 SAS Radisson Blu
- 3 Menzies
- 4 Marriot
- 5 Hilton
- 6 Malmaison
- 7 Novotel
- 8 Ibis
- 9 Blythswood Hotel

Retail

- 1 Tesco Express
- 2 Argyle Street
- 3 Buchanan Galleries
- 4 Sauchiehall Street
- 5 Buchanan Street

Subways

- 1 St Enoch
- 2 Buchanan Street



LOCATION

The property is located within the heart of the Glasgow city centre office core a short walk from both Central and Anderson train stations. It is also immediately adjacent to Junction 19 of the M8.

Nearby occupiers include Morgan Stanley, Hilton Hotel Group and many others.

DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor unit which is laid out to offer flexible space and is suitable for a variety of uses including office, café and medical.

The premises have the following approximate floor areas:

Total Area: 46 sqm (495 sqft)

PROPOSAL

The subjects are offered on a new FRI lease of flexible length and full details on the quoting rental are available from the letting agents.

RATING

The subjects are currently entered in the Valuation Roll as having the following rating assessment:

Rateable Value: £4,500

At this level of rating assessment it is anticipated that an ingoing tenant may be eligible for 100% rates relief. For further information please contact the letting agents.

EPC

A full EPC has been carried out for the property and is available for inspection upon request.

VAT

Unless otherwise stated all figures, prices etc are quoted exclusive of VAT.

LEGAL COSTS

Each party shall bear their own legal costs however for the avoidance of doubt any ingoing tenant will be responsible for LLBT, Extract Copies and VAT thereon.

VIEWING/FURTHER INFORMATION

For any additional information or to arrange an inspection of the premises please contact the letting agents.

Messrs Graham + Sibbald
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To arrange a viewing contact:



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