

GRESHAM CHAMBERS 45 WEST NILE STREET GLASGOW



3RD FLOOR OFFICE SUITE

Location

Gresham Chambers is located on the west side of West Nile Street, just north of its junction with St. Vincent Street, close to George Square within Glasgow's central business district. Queen Street and Glasgow Central train stations are close by.

Description

Gresham Chambers is an impressive traditional sandstone building, which has been modernised to provide open plan office accommodation.

The suite, which is on the 3rd floor, has recently been refurbished to a high standard and includes perimeter trunking, gas fired central heating, category 5 lighting and carpeted floors.

0141 221 7575

24 Blythswood Square
Glasgow G2 4BG

Tel: 0141 221 7575
Fax: 0141 221 8383

Accommodation

In accordance with the RICS Code of Measuring Practice, 6th Edition, we have calculated the approximate Net Internal Area to be: -

Third Floor: 1,410sq.ft. 131sq.m.

Lease Terms

Our clients currently have a lease over the suite until 1st August 2012 at a current rental of £22,560p.a. There are no outstanding rent reviews.

Rating

We have been advised by the local assessors department that the subjects are entered in the Valuation Roll as follows:

Third Floor: £17,500p.a.

Proposal

Our client wishes to assign the remaining interest in the lease, but may consider sub-letting, both subject to landlord's approval.

VAT

All prices, premiums, and rents quoted are exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

Entry

The accommodation is available immediately.

Viewing

Viewings can be arranged via the sole letting agent: -

**Danny Keevins
Reith Lambert
24 Blythswood Square
GLASGOW
G2 4BG**

**Tel: 0141 221 7575
Fax: 0141 221 8383
E-mail: dk@reithlambert.co.uk**

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