

TO LET OFFICE

95 MORRISON STREET

Glasgow G5 8BS



Key Highlights

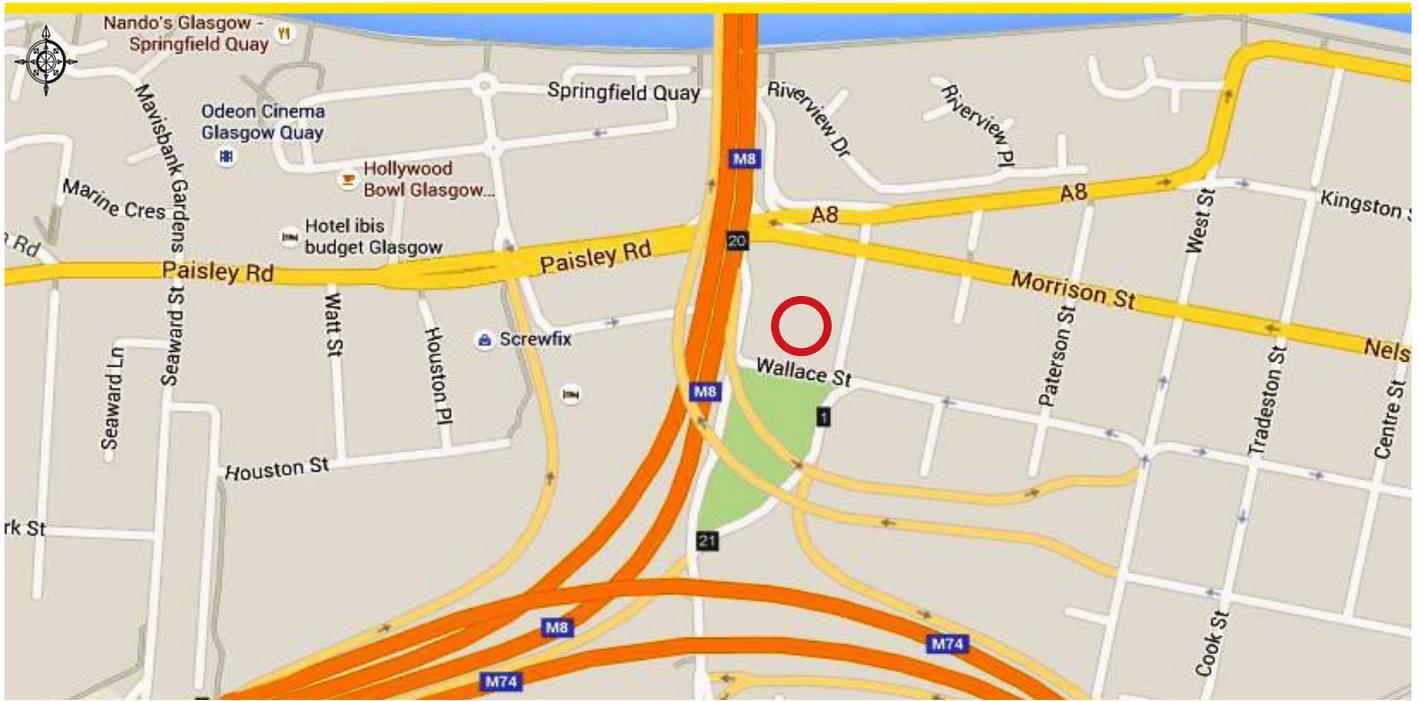
- Prominent Location within Grade A Listed Glasgow Landmark
- Immediate access to main public transport and motorway network
- Open Plan office accommodation with excellent natural light
- Quoting rent available on application

SAVILLS GLASGOW
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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, positioned within a solid yellow rectangular background.



Location

The office suite is situated in Morrison Street on the south side of the city, immediately adjacent to the Kingston Bridge.

The subjects allow for excellent means of access to the city centre via King George Bridge whilst the main motorway network, the M8 motorway are readily accessible via Junctions 20 and 21, which are both within minutes of the subject property.

The property also boasts excellent connections to Glasgow's underground network via West Street Underground Station. In addition a variety of bus routes serve the area with frequent services to and from the city centre.

Description

The subjects form part of a prominent mixed use development comprising office accommodation at ground level and modern high quality residential on the upper levels.

Access to the property is via a ground level vestibule and the property benefits from access to an internal courtyard.

Internally the property comprises a traditional office suite with plasterboard walls and ceilings. In present condition there are several options for any occupier as to their fit-out with which we are able to assist.

Accommodation

The property has been measured in accordance with RICS Property Measurement Professional Statement (1st Edition), we calculate the following approximate areas:

AREA	SQ M	SQ FT
Ground Floor	490.89	5,284

Rateable Value

The property is currently entered into the Valuation Roll with a Rateable Value of £42,000.

Terms

Quoting rent is available upon application.

VAT

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

EPC

A copy of the Energy Performance Certificate is available upon request.

Legal Costs

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

Further Information & Viewings

Full details on viewing and further information can be obtained from the agents.

Contact

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