

TO LET

OFFICE

- Suites currently under refurbishment programme.
- Close proximity to all City Centre retail and leisure amenities.
- A short walk from Charing Cross Station.
- Convenient access to M8 Motorway (Junctions 18 & 19).
- Suites from 629 – 1,978 sq.ft. with flexibility to combine.
- Competitive rents from only £13.50/sq.ft.

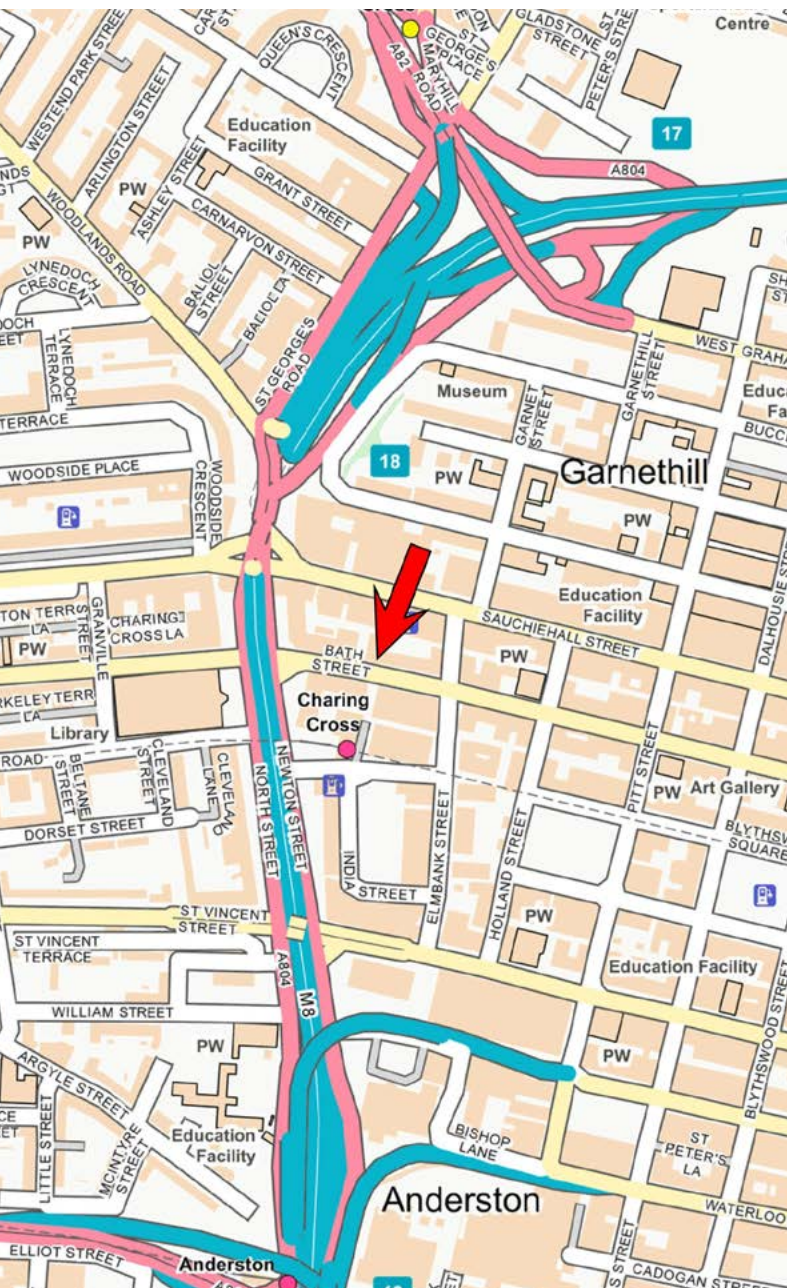
DM HALL
CHARTERED SURVEYORS

Ryden

SYCAMORE HOUSE

290 BATH STREET • GLASGOW • G2 4JR

Commercial Department
12 Bothwell Street, Glasgow, G2 6LU
0141 332 8615



LOCATION

Sycamore House is on the west side of Bath street, next to Charing Cross within Glasgow City Centre.

Excellent transport links are available with numerous bus routes located along Bath Street & Charing Cross Station is virtually opposite. Junctions 18 and 19 of the M8 Motorway, are within a short distance.

The approximate location of the subjects is shown on the appended plan.

DESCRIPTION

Sycamore House is a prominent corner building offering recently refurbished offices of varying sizes, all accessed via an entrance foyer with two passenger lifts to all upper floors.

The refurbished suites will provide the following specification:

- Suspended ceilings with LED lighting.
- Fully carpeted covered flooring.
- Underfloor and perimeter trunking.
- Dedicated kitchen areas.
- DDA Compliant.
- Gas central heating & double glazing

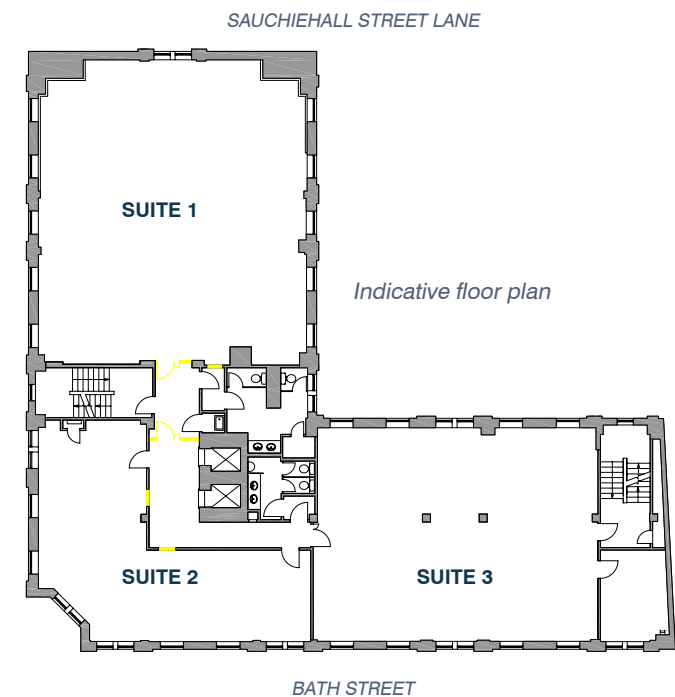
Some of the suites benefit from existing fit-out, including private meeting rooms and tea preparation areas.

ACCOMMODATION

The property provides the following Net Internal floor Areas:

Floor	Size (sq.m.)	Size (sq.ft.)
2nd Floor (Suite 1)	183.76	1,978
2nd Floor (Suite 3)	149.85	1,613
3rd Floor (Suite 1B)	58.44	629

Car parking is available along with basement storage space





RATES

The subjects are entered in the Valuation Roll with the following Rateable Values:

Floor	RV
2nd Floor (Suite 1)	£19,800
2nd Floor (Suite 3)	£16,700
3rd Floor (Suite 1B)	£6,400

LEASE TERMS

Competitive rents available from £13.50/sq.ft. Each suite is available on Full Repairing and Insuring Terms for a period to be agreed.

SERVICE CHARGE

Detailed information available upon request.

VAT

All monies dues under the lease will be subject to VAT.

EPC

A copy of the Energy Performance Certificate is available upon request. The property has an EPC Rating of 'C'.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to undertake AML due diligence on our client and any proposed purchaser/occupier. This will include personal and/or detailed financial information before a transaction can conclude.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with the joint letting agents:-

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WSA2339

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