

DM HALL

To Let
(May Sell)

Office

13 Granville Street,
Glasgow, G3 7EE



188.21 sq m
(2,026 sq ft)

Property Details

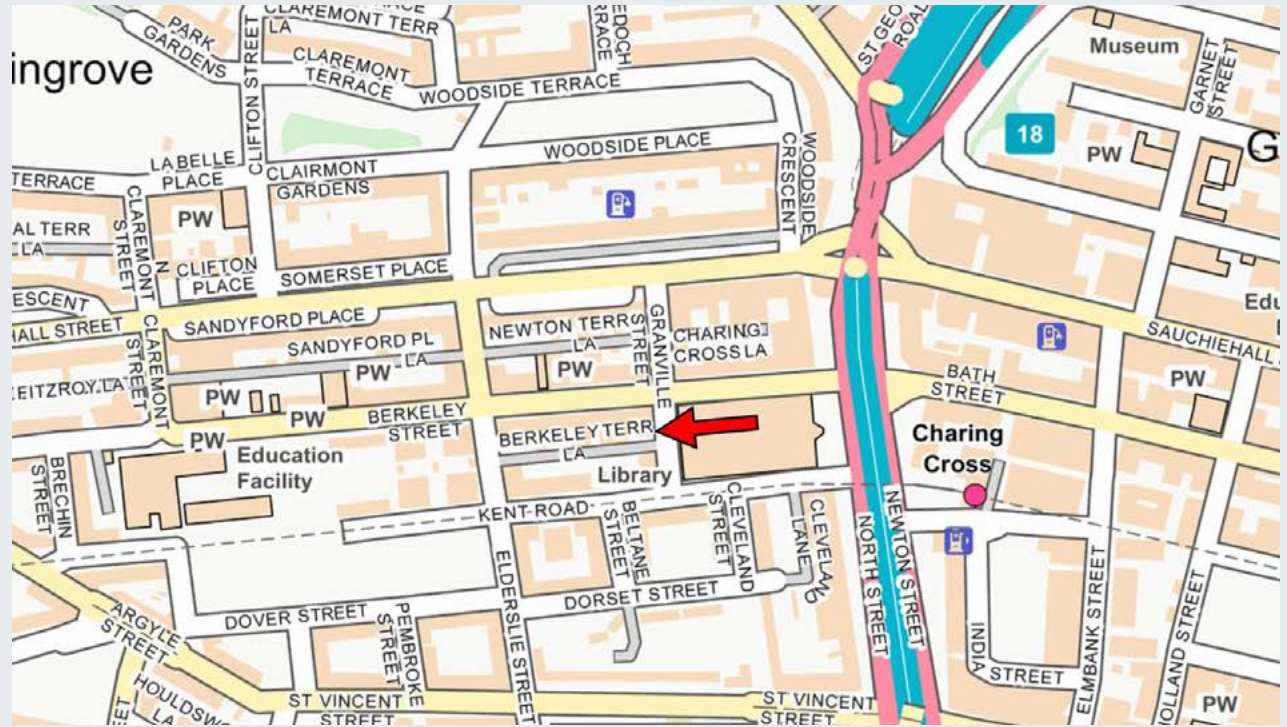
- Attractive office premises next to Charing Cross.
- Excellent transport links.
- Private car parking available.
- Offers over £25,000 per annum are invited.

Location

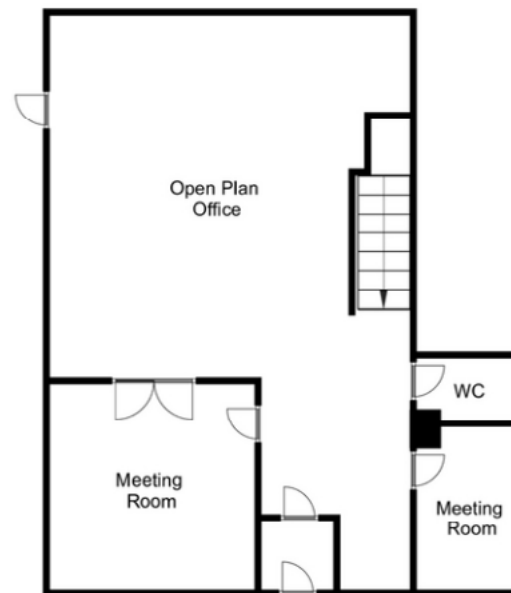
The subjects are located on the south side of Granville Street at its junction with Berkley Street, within the Charing Cross area of Glasgow. Glasgow City Centre lies approximately 1 mile to the east.

There are excellent transport links in the vicinity with Junction 18 providing access to the M8 Motorway within close proximity. Charing Cross railway station is located within a 5-minute walk. There is a plentiful supply of bus routes accessible from North Street.

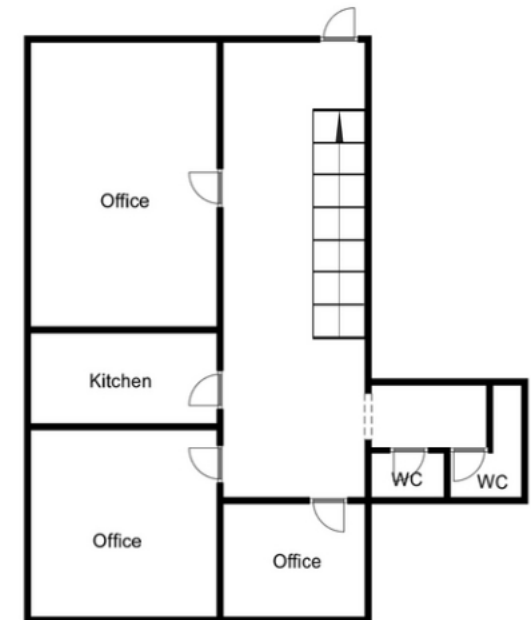
The immediate surrounding area is a mix in nature including retail, commercial, leisure and residential occupiers. The property sits behind the Mitchell library. Neighbouring occupiers include The Shenaz, Clyde Hostel, Cubatas and Glasgow Buddhist Centre.



Ground Floor



Lower Ground Floor



Property Details

Description

The subjects comprise the ground and lower ground floor of a 3-storey traditional sandstone building surmounted by a pitched roof.

Internally, the ground floor comprises a front reception area with a largely open plan office area, 2 private meeting rooms and toilet facilities. The lower ground floor provides 3 rooms of rectangular shape with toilet and kitchen facilities to the rear.

Access is afforded via a single entrance door at pavement level onto Granville Street. Additional fire exits are provided from the western elevation on the first floor and to the rear of the property on the lower ground floor.

The subjects benefit from private car parking accommodating up to 5 spaces.

Accommodation & Floor Areas

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

Floor	Accommodation	sq m	sq ft
Ground	Office, Reception Area & Toilets	98.97	1,065
First	Offices, kitchen & toilets	89.24	961
Total		188.21	2,026

Non Domestic Rates

Rateable Value - £15,900.

Car Parking Spaces - £3,700.

Please note that a new occupier has the right to appeal the current assessment.



Property Details

Lease Terms

Offers over £25,000 per annum are invited.

Purchase offers are invited.

Energy Performance

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

Legal Costs

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

VAT

All prices quoted are exclusive of VAT which maybe chargeable.

Anti Money Laundering

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.



Make an enquiry

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DM HALL



Regulated by
RICS

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