

# TO LET

## NEWLY REFURBISHED OFFICES

**13 BATH STREET**  
GLASGOW • G2 1HY

- ◇ Newly refurbished office premises in attractive City Centre location.
- ◇ Close proximity to City Centre amenities and transport links.
- ◇ Accommodation available from 2,384 sq.ft. to 5,283 sq.ft. approx.
- ◇ Competitive rents from only £12/sq.ft.

 Virtual Tour



**DM HALL**

**DM Hall Commercial Department**  
12 Bothwell Street  
Glasgow, G2 6LU

0141 332 8615



## LOCATION

The subjects are located in a prominent position within Glasgow city centre and within Glasgow's central business district.

The subjects benefit from excellent connections with Queen Street, Glasgow Central railway station and Buchanan Bus station all within a short walking distance. Additionally, regular bus routes are provided along the parade.

There is easy access to the M8, M74 and the greater motorway network, within a short drive.

## DESCRIPTION

The subjects are located on the 3rd floor of a traditional 6 storey tenement building.

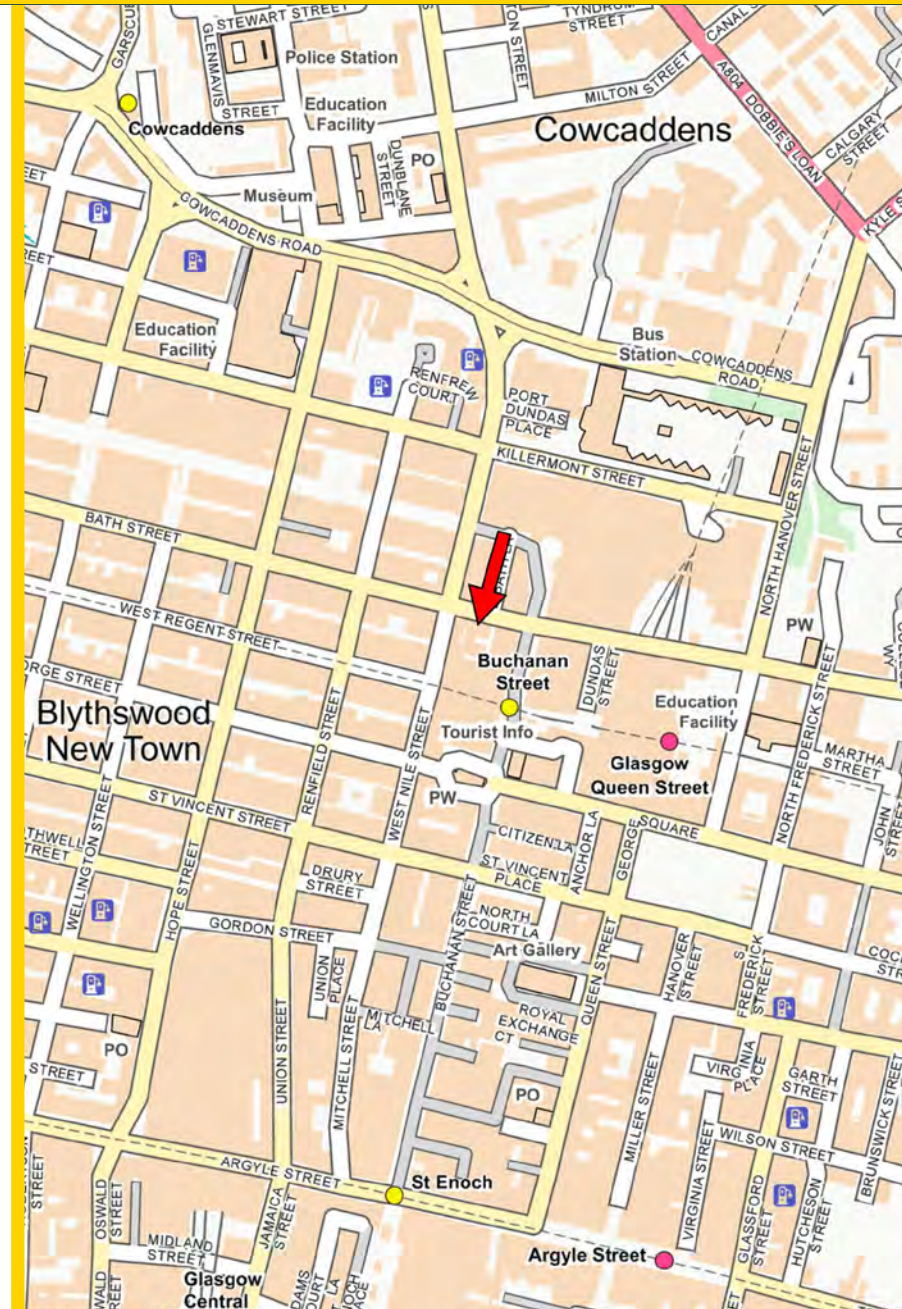
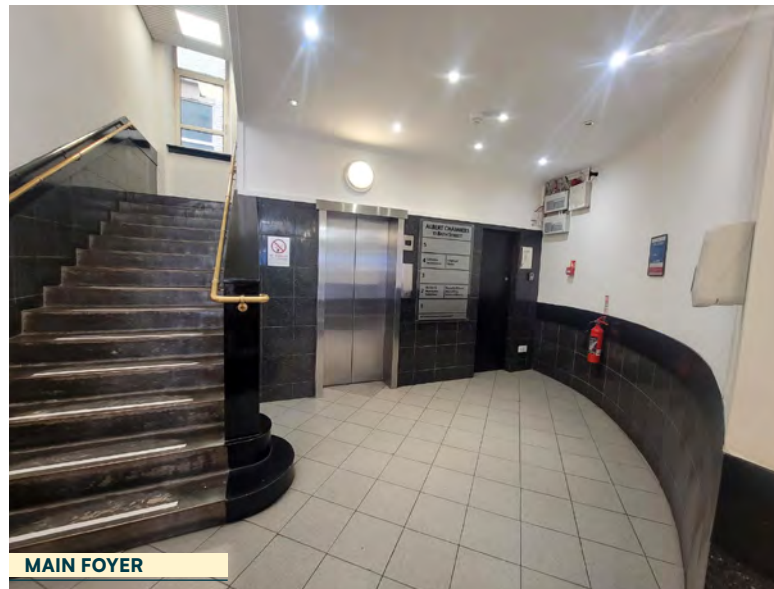
Access is from ground floor level via a secured entry door.

Amenities include modern lighting, passenger lift and perimeter trunking.

Suite 1 is organised to provide an open plan office space with two private meeting rooms, kitchen, and toilet facilities.

Suite 2 is largely open plan in nature with two private meeting rooms, kitchen, toilet and shower facilities.

Both suites have been recently refurbished to modern specification and benefit from exceptional natural lighting.





## ACCOMMODATION AND 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:

Suite	sq m	sq ft
1	269.34	2,899
2	221.48	2,384

## LEASE TERMS

Competitive rents available from only £12/sq.ft.

Both suites are available on Full Repairing and Insuring terms.

## ENERGY PERFORMANCE

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

## NON DOMESTIC RATES

Since the recent split of the floor, the property is due to be re-assessed.

## 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 may be chargeable.

## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole letting agents.

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Leah Sellers  
07879 626448

Leah.Sellers@dmhall.co.uk

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FLOOR PLAN FOR INDICATIVE PURPOSES ONLY

