

# DM HALL

## FOR SALE

OFFICES WITH  
DEVELOPMENT  
POTENTIAL

**116 WEST REGENT STREET**

GLASGOW • G2 2QD

- ◆ Ideally located in Glasgow City Centre
- ◆ Excellent transport links and amenities in close proximity.
- ◆ Dedicated indoor secure car parking — 10 spaces.
- ◆ Potential for a variety of uses, subject to planning.
- ◆ **OFFERS OVER £2.25 MILLION ARE INVITED.**





## LOCATION

The property is situated on the north side of West Regent Street, close to its junction with Wellington Street, in Glasgow City Centre.

Queen Street Station, Central Station, Buchanan Bus Station and Buchanan Street underground Station are all within a convenient walking distance.

The property is well positioned for access to the M8 Motorway, at a number of junctions, which in turn links with the main networks throughout the central belt.

The city centre retail and leisure amenities are also in close proximity.

## DESCRIPTION

The property comprises office accommodation over 6 floors which benefits from lift access and disabled access at ground floor level.

Internally, each floor is modern open plan and finished with carpets and suspended ceilings.

Each floor has perimeter trunking, air conditioning and kitchen and toilet facilities. The 3rd and 6th floor also benefit from shower facilities.

The lower ground level benefits from 10 dedicated indoor secure car parking spaces.

The 6th floor benefits from an outdoor terrace to the front and rear of the property.

## ENERGY & PERFORMANCE

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

Rating - B17

## RATING ASSESSMENT:

The offices and car spaces have multiple entries within the Valuation Roll and an extract copy of the relevant entries from the Assessors website can be viewed by visiting the Assessors website: [www.saa.gov.uk](http://www.saa.gov.uk)

## PLANNING

The property has an existing Class 4 office use, however, we believe the subjects offer considerable potential for a wide variety of uses such as residential accommodation, serviced flats, student accommodation or hostel premises.

Naturally, such uses would require planning consent for development/change of use.

Parties should however make their own formal inquiries concerning change of use and development to:

Glasgow City Council (Planning Department)

T: 0141 287 8555

E: [planningenquiry@glasgow.gov.uk](mailto:planningenquiry@glasgow.gov.uk)

## SALE TERMS

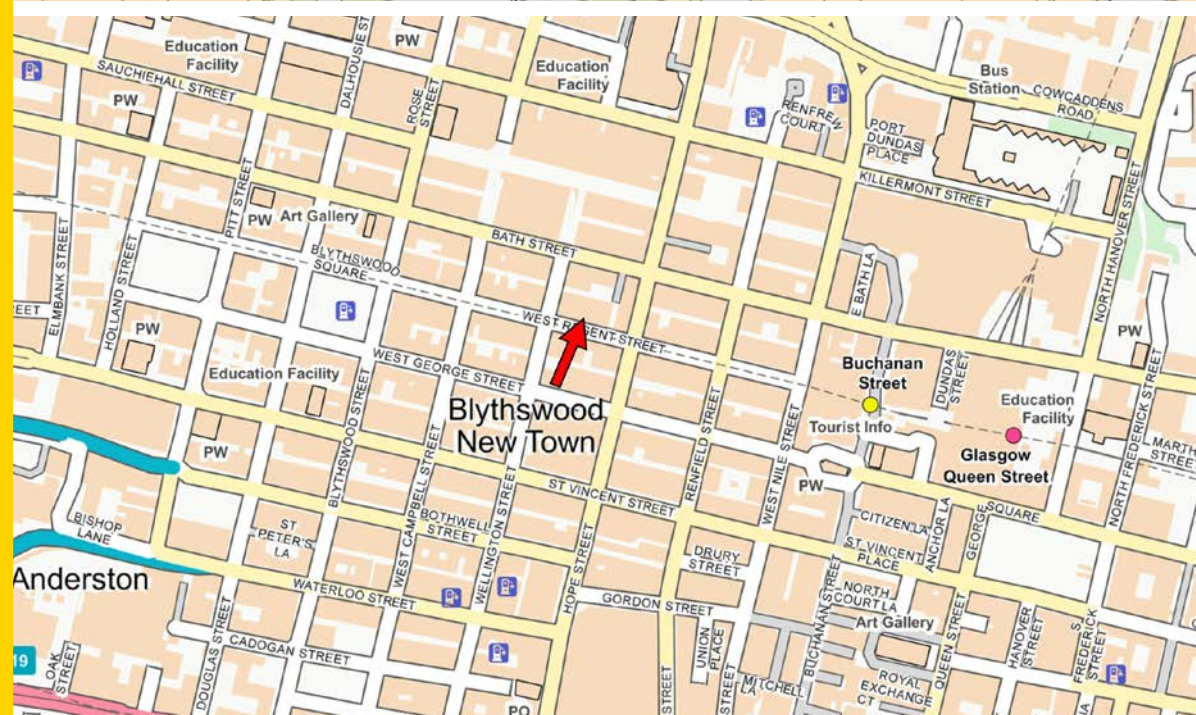
Offers in excess of £2,250,000 are invited for the purchase of our Clients Heritable interest.

## LEGAL COSTS

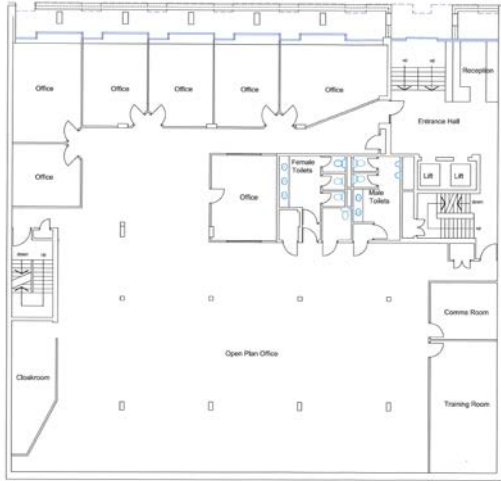
Each party will be responsible their own legal costs incurred in the transaction.

## VAT

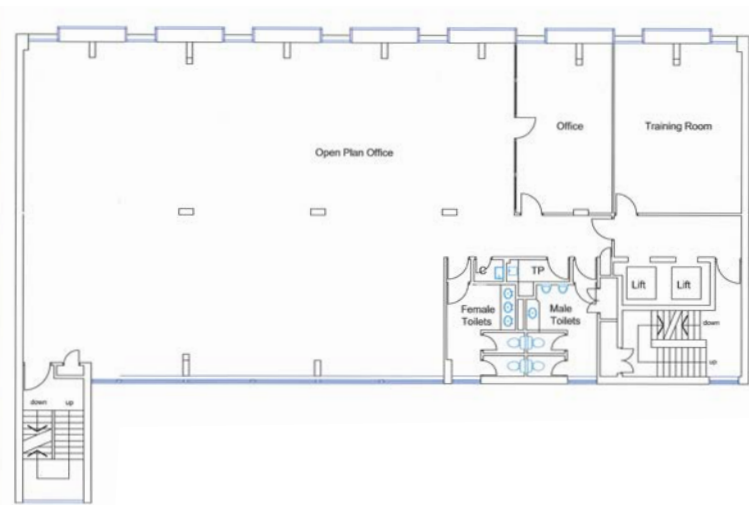
All prices are quoted exclusive of VAT. For avoidance of doubt, VAT will be chargeable on the purchase price.



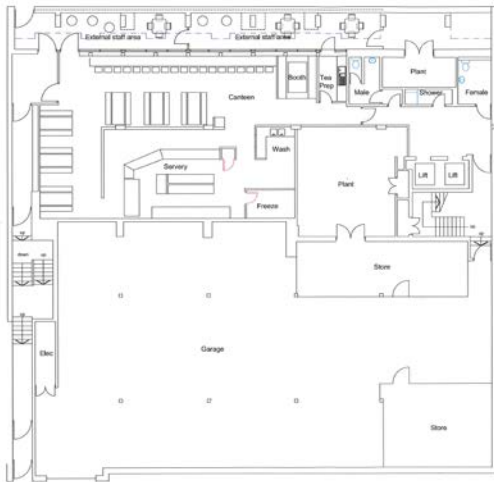
**INDICATIVE FLOOR PLANS**



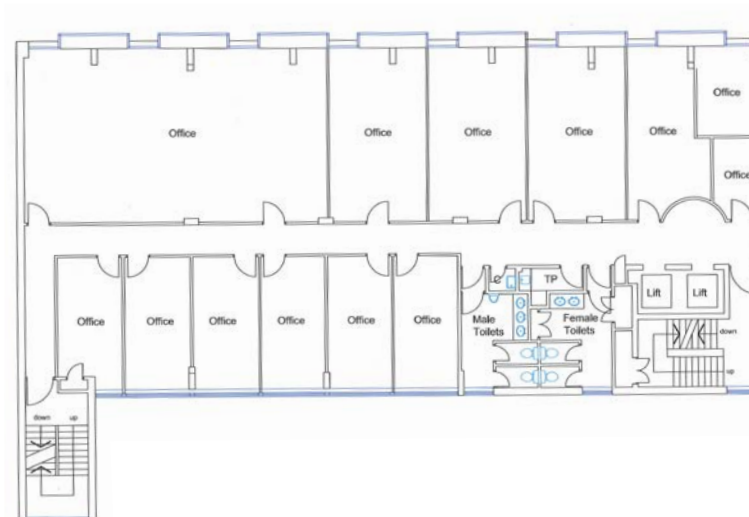
**GROUND FLOOR LAYOUT**



**FIRST FLOOR LAYOUT**



**LOWER GROUND FLOOR PLAN (CAR PARK)**

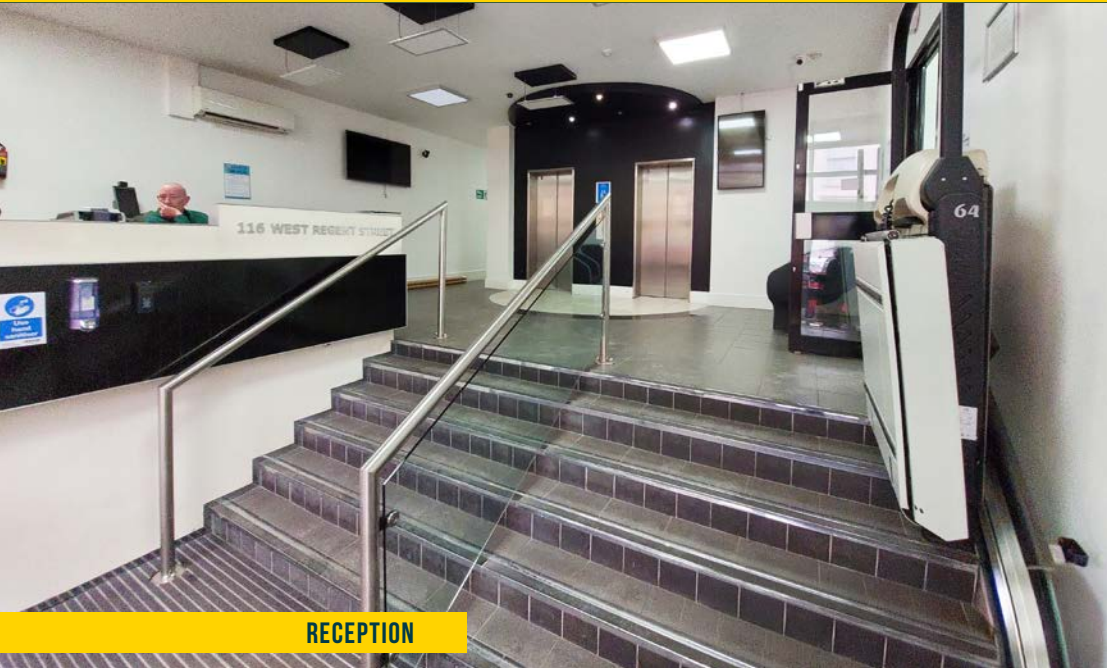


**FOURTH FLOOR LAYOUT**

**ACCOMMODATION & FLOOR AREAS**

Floor	Accommodation	sq m	sq ft
LG	Café	328	3,531
LG	Indoor car park	163	1,755
G	Open plan with cellular rooms	692.5	7,454
1st	Open plan with training rooms	383.5	4,128
2nd	Open plan with boardroom	383.5	4,128
3rd	Gym with changing rooms/showers and studio	383.5	4,128
4th	Compartmentalised offices	383.5	4,128
5th	Open plan	304.5	3,278
6th	Studio space with kitchen and shower room facilities.	143.5	1,545
<b>Total</b>		<b>3165.5</b>	<b>34,073</b>





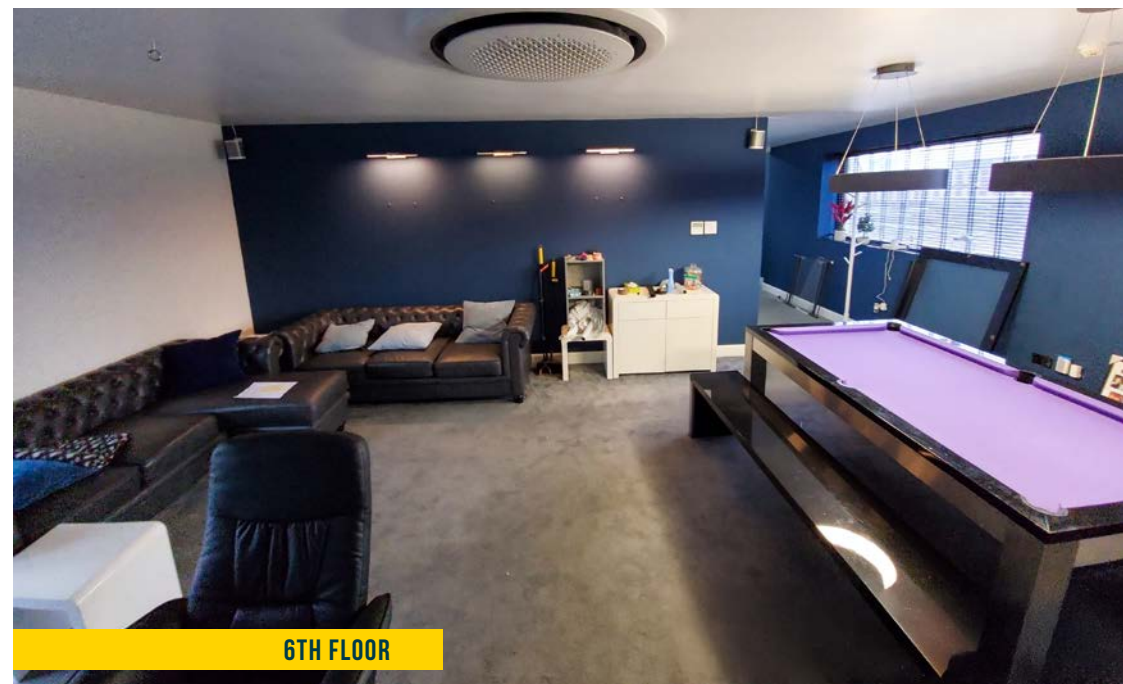
RECEPTION



LOWER GROUND CAFE



OPEN PLAN OFFICE

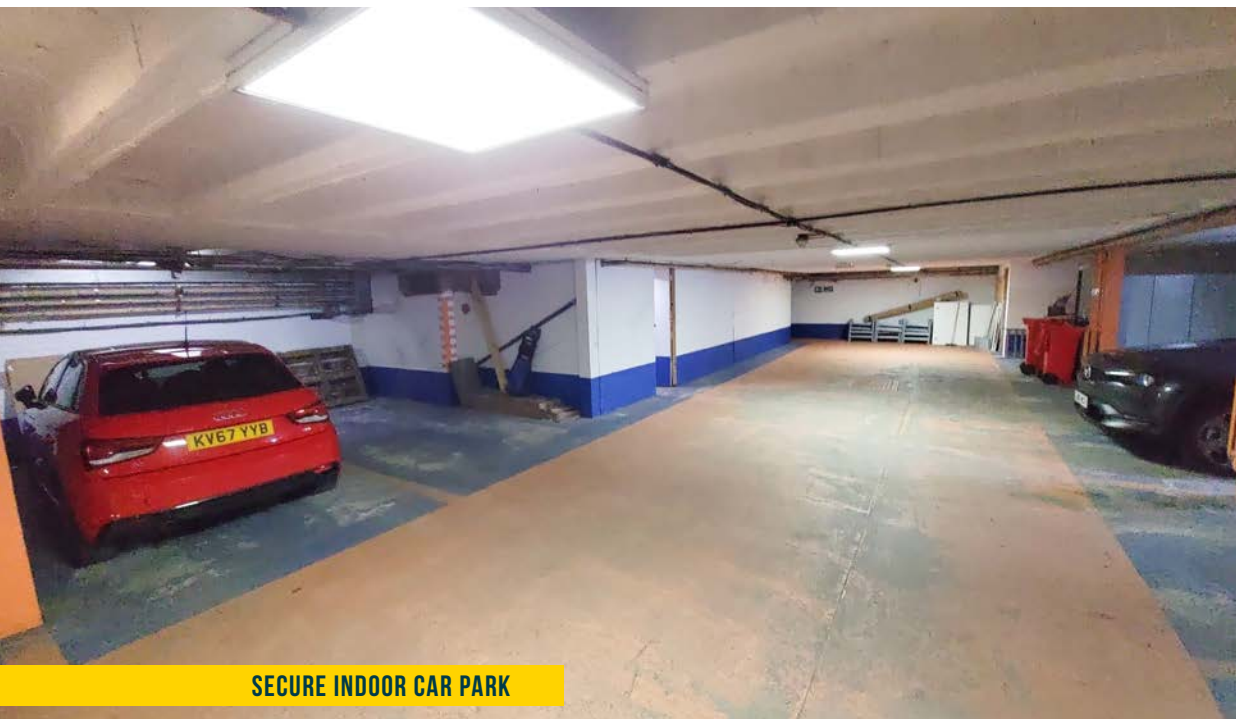


6TH FLOOR





**TOP FLOOR OUTDOOR TERRACE**



**SECURE INDOOR CAR PARK**

# DM HALL

## Viewing & Further Information

Strictly by prior arrangement with:-

Jonathan McManus MRICS

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Jonathan.McManus@dmhall.co.uk

or

Claire Hutton MRICS

07876 541654

Claire.Hutton@dmhall.co.uk

### DM Hall Commercial Department

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0141 332 8615

PROPERTY REF: WSA2711

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**116 WEST REGENT STREET** · GLASGOW · G2 6QD

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