

DM HALL

For Sale

Third Floor Office

**Third Floor, Bristol
& West House
82 Union Street,
Glasgow, G1 3QS**

- Third floor office space in busy Glasgow City Centre location.
- Secured entry.
- Excellent transport links close to Glasgow Central Station and St Enoch Subway Station.
- Total floor area — 214.05 sq.m. (2,304 sq.ft.) approx.
- No VAT payable.
- OFFERS IN EXCESS OF £200,000 ARE INVITED.

**214.05 sq m
(2,304 sq ft)**



Property Details

LOCATION

The property is located on the east side of Union Street, between its junctions with Gordon Street and Argyle Street, within Glasgow's central business district.

Union street forms one of the main bus routes to the south of the city centre. Glasgow Central Station is located across the road and Buchanan Street and St Enoch underground station are within a short walk.

The surrounding area provides a mix of commercial occupiers including a wide variety of bars, restaurants and retail amenities all within a short walking distance.

DESCRIPTION

The property comprise a third floor office within a 5-storey refurbished Victorian office building.

Internal access is granted through a secure communal door at ground level with lift and stair facilities to upper floors.

Internally, the property provides compartmentalised offices with boardrooms, storage and staff kitchen facilities to both the front and rear. Toilet facilities are located off the landing.

The property has excellent natural daylight with windows located to the front, side and rear of the property.

FLOOR AREA

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

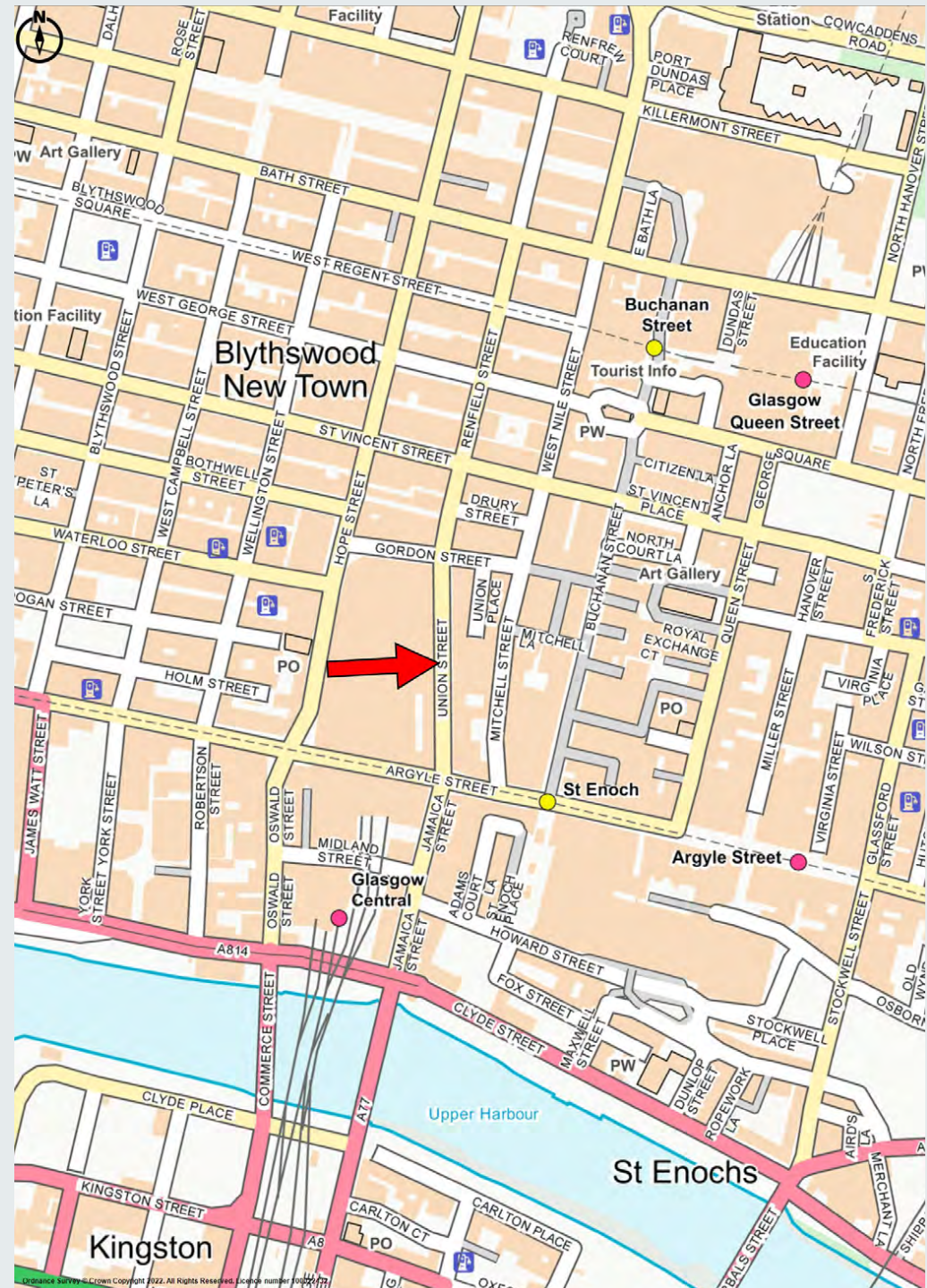
Floor	sq m	sq ft
Third	214.05	2,304

ENERGY PERFORMANCE

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

NON-DOMESTIC RATES

Rateable Value - £8,100



Property Details

LEGAL COSTS

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

VAT

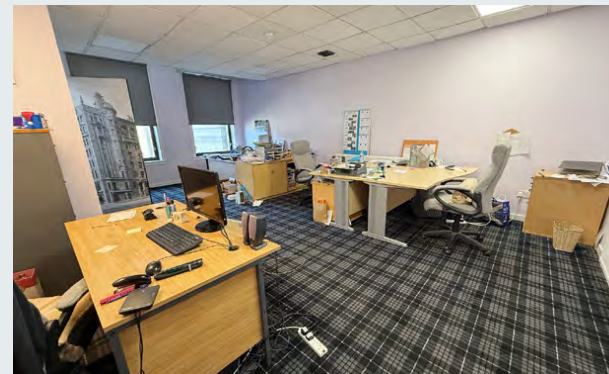
No VAT payable.

VIEWING ARRANGEMENTS

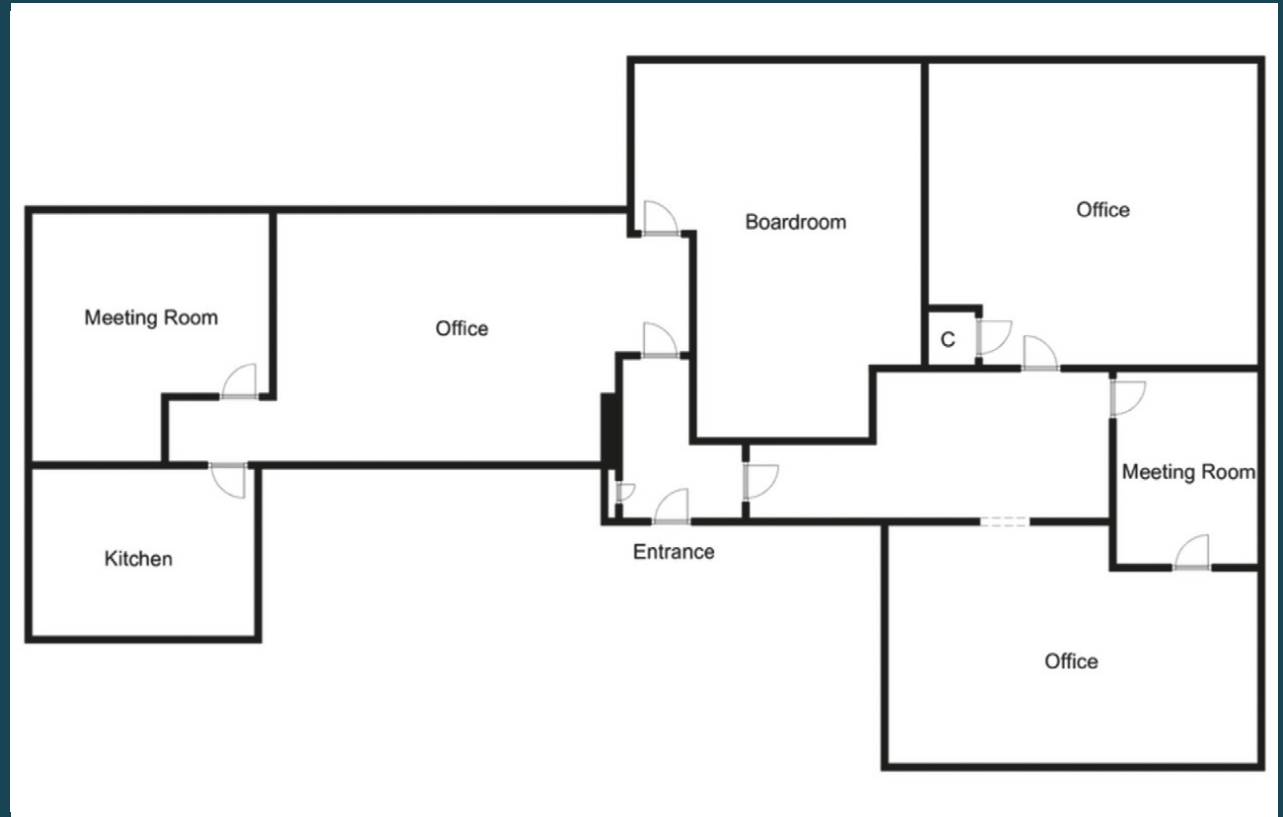
Strictly by contacting the sole selling agents.

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.



Property Details



Make an enquiry

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DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.