

TO LET

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David Allison & Company
Chartered Surveyors



UNIQUE OFFICE ACCOMMODATION

GROUND & FIRST FLOOR, THE GALLERIES, 1340 ARGYLE STREET, GLASGOW, G3 8AB

- Bright & modern office accommodation in landmark building
- Main door access with door entry system
- Net Internal Area:-

Ground floor:	72.39 sq m	(778 sq ft)
First floor:	68.50 sq m	(738 sq ft)
Total:	140.89 sq m	(1,516 sq ft)
- Available in whole or on a floor-by-floor basis
- Flexible internal layout on both floors
- Two car parking permits available
- Rent – offers in excess of £22,000 per annum (for the whole)

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Tel: 0141 375 1555

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www.dallisonandco.co.uk

LOCATION

The subjects occupy a prominent and attractive location in the popular West End of Glasgow City Centre in close proximity to the fast-developing Finnieston/Yorkhill area.

A particular feature of this unique office space is the aspect/outlook to the Art Galleries, Kelvingrove Park, etc.

The subjects are within walking distance of shops (Byres Road) and public transport links.

GENERAL DESCRIPTION

The subjects provide bright and modern office accommodation on the ground and first floors.

The ground floor provides a large open plan office with separate toilet accommodation.

The first floor accommodation is formed in demountable glazed partitions and comprises a small general office, main office and additional private office with kitchen and toilet.

It is considered that the accommodation could be let as a whole or in two separate units.

FLOOR AREA

From measurements taken in accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the Net Internal Area of the subjects being offered for lease is as follows:-

Ground floor:	72.39 sq m	(78 sq ft)
First floor:	68.50 sq m	(738 sq ft)
Total:	140.89 sq m	(1,516 sq ft)

ENERGY PERFORMANCE CERTIFICATE

Available on request

OFFERS TO LEASE

We are instructed to seek rental offers in excess of £22,000 per annum for a lease of the entire subjects on the basis of a new full repairing and insuring lease for a term of at least 5 years.

Alternatively, our clients may consider letting on a floor-by-floor basis – details on request.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll with a combined Rateable Value of £13,400.

At this level of value any incoming tenant may qualify for Small Business Bonus Rates Relief resulting in no Local Authority rates being payable – applications to the Local Authority.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within 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 without our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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