

TO LET

PROMINENT RETAIL UNIT IN HEART OF IFSD

359 ARGYLE STREET, GLASGOW, G2 8LT



- Located in the heart of Glasgow's CBD/IFSD
- Walking distance from Glasgow Central Station
- In excess of 1,000,000 sq. ft of new development, under construction, in the immediate vicinity
- Neighbouring Atlantic Square (300,000 sq. ft), in close proximity to 'The Grid' (277,500 sq. ft) and a short walk from Barclays new (470,000 sq. ft) Glasgow headquarters.

Location

The subjects are located on the south side of Argyle Street between its junctions with James Watt Street to the west and York Street to the east, in the heart of Glasgow's International Financial Services District (IFSD). This location has seen significant new office development in the last few years, with nearby occupiers including HMRC, BDO, JP Morgan, Ministry of Defence, BT and many others.

Surrounding retail and commercial occupiers include Costa Coffee, Tesco Metro; William Hill; leisure occupiers include the Piccolo Mondo Restaurant; Radisson Hotel and other coffee shops and bars.

Description

The subjects comprise part ground and basement floors of a four-storey building of traditional construction with residential on the upper floors.

Externally at ground level the property has a timber framed double display frontage incorporating a single timber door, all under a lettered fascia board.

Accommodation

Ground	63.92 sq. m	(688 sq. ft)
Basement	75.44 sq. m	(812 sq. ft)

Term

The property is available by way of a new Full Repairing & Insuring Lease for a negotiable duration.

Rental offers over **£25,000** per annum are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2021 is £17,000. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 0.492p this rateable value will result in an estimated rates liability in financial year 2021/22 of £8,364.00

Energy Performance Certificate

EPC Rating – Available on request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

Viewing & Further Information

All viewing and further information is via the joint letting agents.

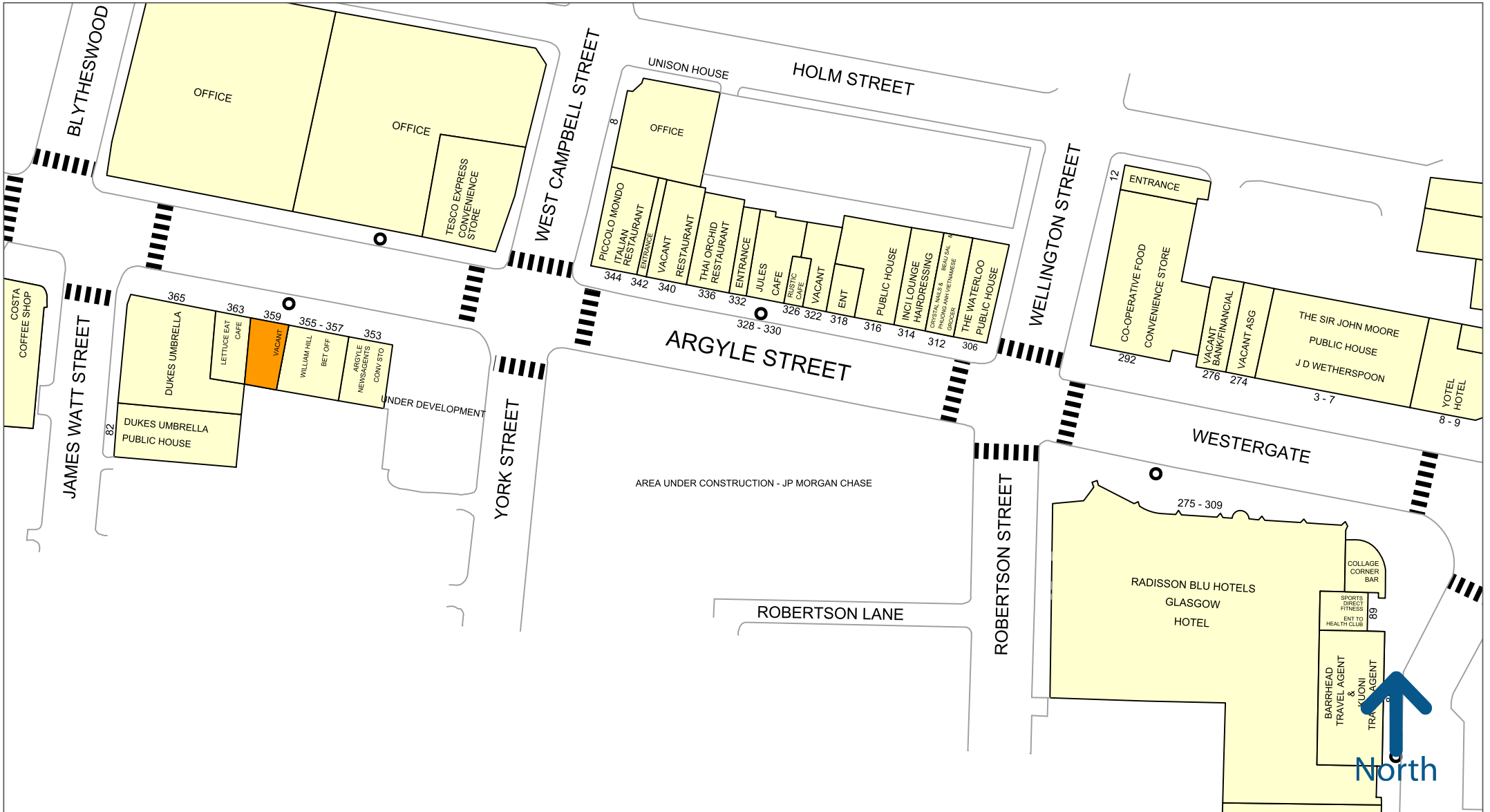
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50 metres

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