



# BEACON BROOKE

PROPERTY CONSULTANTS



## TO LET

### REFURBISHED OFFICE SUITES

19 Waterloo Street,  
Glasgow, G2 6AY

- Front facing second floor office suites
- Self contained
- Fully refurbished
- Central location

**NO VAT  
PAYABLE**

**Central  
location**

For further information, please call 0141 278 6420 or visit [beaconbrooke.com](http://beaconbrooke.com)





## LOCATION

The property is situated adjacent to Central Station in the prime office core. Adjoining occupiers include Clydesdale Bank, SSE's headquarters and Clydesdale Bank. Waterloo Street provides direct access to the M8 motorway. There are a number of car parks within close proximity.

There are numerous restaurants, coffee shops and retail units adjacent to the property.

## DESCRIPTION

The suites have been refurbished to provide attractive front facing suites providing a mix of rooms. Generally the suites are finished with new carpets, plaster and painted walls and ceilings with new LED lighting. Each suite has its own kitchen area.

## ACCOMMODATION

Suite 1	1,054 sq ft	97.91 sq m
Suite 2	1,105 sq ft	102.69 sq m
Suite 3	677 sq ft	62.91 sq m

## LEASE

Our client is seeking to lease the suites on new Full Repairing and Insuring leases for a term to be agreed. Alternatively our client may consider a sale of their feuhold interest in the property.

## RENTAL

The suites are available on the following rentals:

Suite 1	£11,000 per annum
Suite 2	£11,600 per annum
Suite 3	£8,000 per annum <b>LET</b>

The rental will be payable quarterly in advance exclusive of VAT.

## VAT

The property has not been registered for VAT therefore VAT will not be payable on the rental.

## RATING

The suites have been altered and will require to be reassessed. The suites should however qualify for Small Business Relief as they should fall below the threshold of £10,000. Interested parties should contact the Assessors Department.

## SERVICE/FACTORS CHARGES

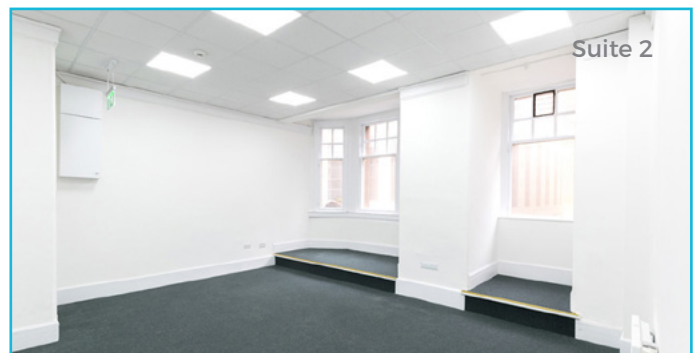
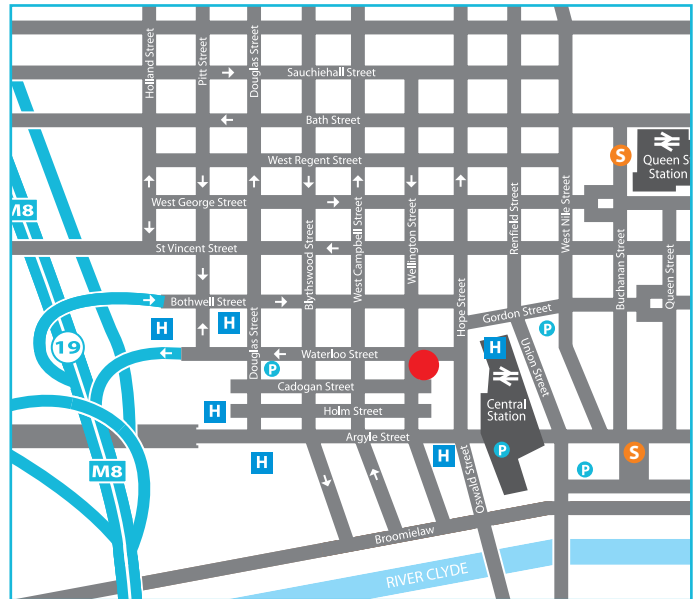
The ingoing tenant will be liable for an equitable share of the common repairs and insurance premium.

## EPC

The property has an EPC rating of E/F.

## LEGAL COSTS

Each party will bear their own legal costs with the ingoing tenant responsible for registration dues and LBTT.



## VIEWING AND FURTHER INFORMATION

For viewings or further information contact:

Stephen McIntyre  
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07919 377 765

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