



TO LET

4th Floor Office Suite
52 St Enoch Square, Glasgow

- **Prominent City Centre Location**
- **DDA Compliant**
- **All Inclusive Rental**
- **Immediate Entry Available**



60 St. Enoch Square, Glasgow G1 4AW Telephone: 0141 204 7355

LOCATION

St Enoch Square is located in the City Centre of Glasgow at the foot of Buchanan Street. There are excellent public transport facilities with the St Enoch Underground Station, both Central and Queen Street Train Stations within easy walking distance. Access to both the M8 and Clydeside Expressway is less than 5 minutes by car. Neighbouring occupiers include solicitors, surveyors, charities, accountants and others to give a good selection of businesses.

DESCRIPTION

The subjects form part of an attractive red sandstone building overlooking St Enoch Square. A manually operated lift serves all floors within the building. The office suite is located on the fourth floor and comprises a single office, which has ample natural light by way of large windows overlooking St Enoch Square. The office suite has recently been decorated to include new flooring, suspended ceiling and high quality lighting. The suite is fitted with telephone lines and ready for installation of broadband. Shared toilet facilities are available with this office suite as well as a small kitchen which is shared with four other tenants. The building benefits from CCTV at the main entrance to the building. Tenants have the added benefit of 24/7 access to the building, if required.

AREAS

The net internal floor area, measured in terms of the R.I.C.S. Code of Measuring Practice, is:

14.60 sq. m. (157 sq. ft) or thereby

RENT

Our clients are seeking an "all inclusive" rent of £4,500 per annum. The rent will be inclusive of rates, electricity, heating, security and common charges.

LEASE TERMS

The property is available on a negotiable length of lease, on internal repairing and insuring terms. Incentives are available should a longer lease be required.

LEGAL COSTS

Each party will be responsible for their own solicitors' costs involved in preparing and recording the lease, with any stamp duty land tax and registration dues being paid by the tenant.

RATES

The premises is assessed as part of the larger, property, and the rent payable, by the tenant, includes a contribution for non domestic rates. The tenant will have no additional rates liability.

ENTRY

Immediate entry is available, by agreement.

VIEWING & FURTHER INFORMATION

By contacting -

Jennifer Sorley

Tel: 0141 204 7355

E-mail: j-sorley@ross-liddell.com

Or

Andrew McCurrach

Tel: 0141 204 7356

E-mail: a-mccurrach@ross-liddell.com

DATE PARTICULARS PREPARED: AUGUST 2009

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. No person in the employment of Ross & Liddell Limited has any authority to make, or give any representation or warranty whatever, in relation to the property.



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