



# BLYTHSWOOD SQUARE NO.18

## GLASGOW G2 4AD

Long regarded as one of Glasgow's premier business addresses, Blythswood Square is well positioned within the Central Business District. The building is situated on the south side of the Square overlooking private gardens. Blythswood Hotel is located close by and the location is well served for all staff amenities.

Adjoining business occupiers include Adecco, Malcolm Hollis, Chubb Insurance, Redmayne Bentley, Ricardo AEA and National Westminster Bank.

The 5 star luxury Blythswood Square Hotel is directly opposite.

### DESCRIPTION

A striking redeveloped office building, the property offers traditional elegance with modern open plan office accommodation.

The entrance and common parts have recently been refurbished adding to the modern feel of the interior. Access is via an impressive entrance and a secure door entry system, with a lift serving all floors.

### ACCOMMODATION

The available accommodation provides a modern open plan office with raised access floors, new carpeting, new wallpaper finishes to the walls and suspended ceilings with fluorescent lighting.

Heating is provided by perimeter gas fired heaters with comfort cooling by way of ceiling cassettes.

### FLOOR AREA

Third Floor 2,490 sq ft 231.33 sq m

### TERMS

The accommodation is available on a new full repairing and insuring lease for a term to be agreed.

### RENTAL

£10 per sq ft.

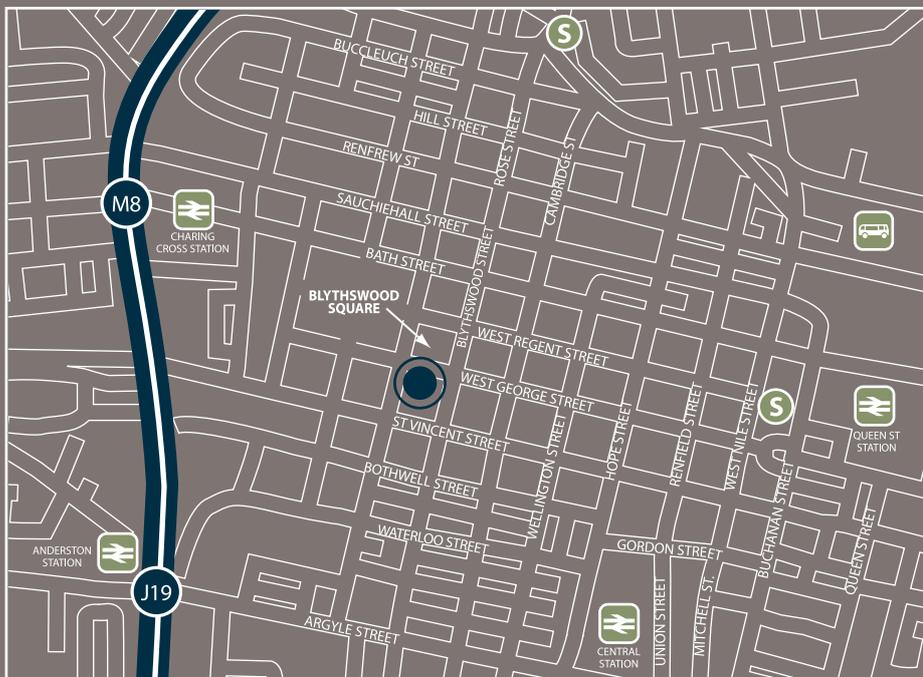
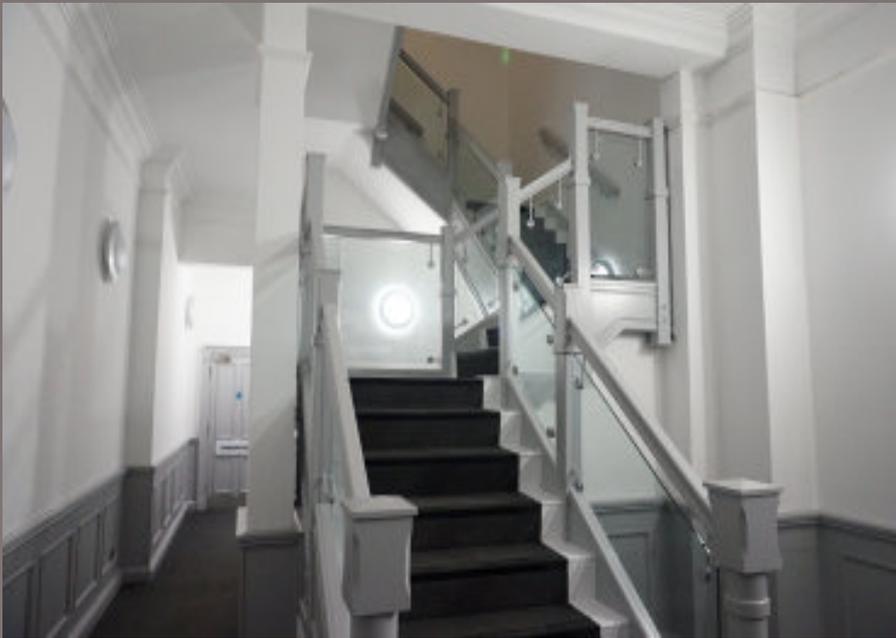
### VAT

Rents are quoted exclusive of VAT.

### RATES

The proposed ratable value of the premises will be the subject of a appeal by the current owner. Additionally, we understand that Fresh Start Rates Relief may be available, allowing a 50% reduction in rates for the first 12 months. Further information can be provided on request.





## FURTHER INFORMATION

By appointment with the letting agents.

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