

# FOR SALE (MAY LET)

RARE OPPORTUNITY TO PURCHASE  
MODERN REFURBISHED OFFICE SUITE WITH  
SECURE CAR SPACE



**3<sup>rd</sup> FLOOR, 211 HOPE STREET, GLASGOW G2 2UW**

- 1,045 sq ft (97.08 sq m)
- Modern open office
- Secure car space
- Fully refurbished
- Secure door entry
- Air conditioned

**Cargill**

PROPERTY CONSULTANTS  
**0141 248 2859**

**Ryden.co.uk**

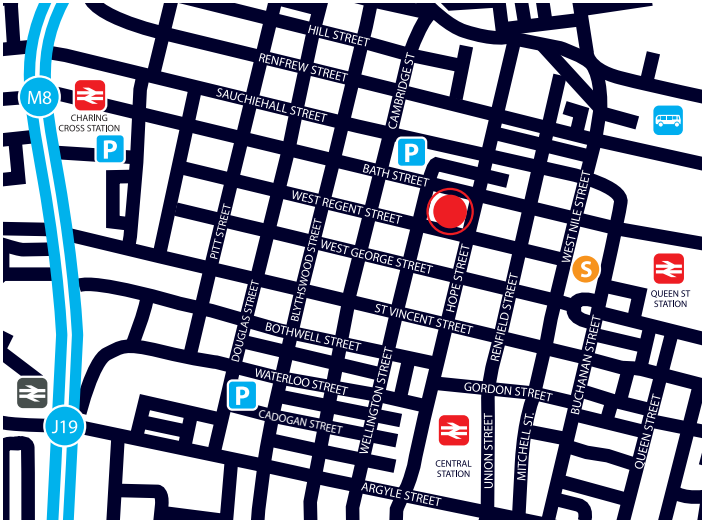
**0141 204 3838**

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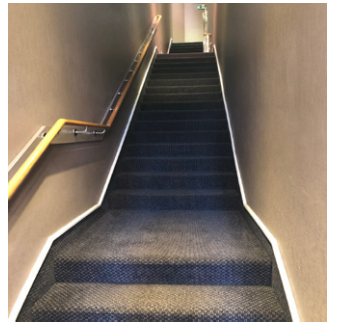
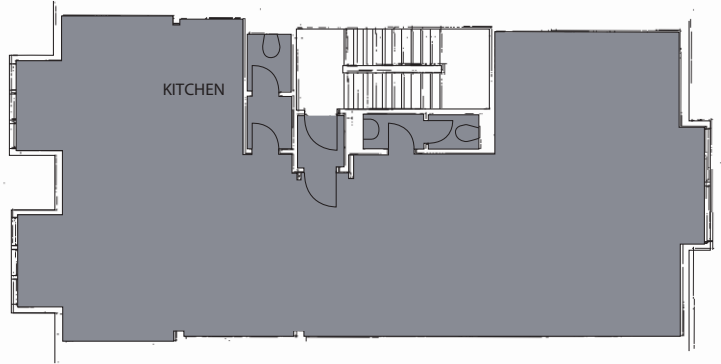
## LOCATION

The property is situated on Hope Street in the heart of the city centre, five minutes' walk from Central & Queen Street Stations as well as Buchanan Street Bus Station and Subway.

All staff facilities available in close proximity.



## FLOOR PLAN



## DESCRIPTION

Modern third floor open plan suite fully refurbished with the following specification:

- New energy efficient electric heating
- New kitchen incorporating fridge freezer
- New suspended ceiling with new LED lighting
- New carpets and decoration
- Perimeter trunking
- Air conditioning unit
- Private male and female toilets

## FLOOR AREA

The suite has a net lettable floor area of 1,045 sq ft (97.08 sq m) approximately.

## SALE

The suite is available for sale at offers over £195,000.

## LEASE

Further information on request.

## RATES

The office is entered in the Valuation Roll with a Rateable Value of £8,600 and the car space a Rateable Value of £2,000. Both fall below the threshold under the Small business Scheme and qualifying parties could secure 100% relief.

## COMMON CHARGES

The suite is liable for an equitable proportion of the common costs of the building.

## ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

## VAT

Vat will be charged on the sale and all other charges.

## LEGAL COSTS

Each party will bare their own legal costs with the purchaser responsible for Land & Buildings Transaction Tax and registration fees as appropriate.

## VIEWING AND FURTHER INFORMATION

For further information contact:



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