



To Let
Modern Office Suite

592 sq ft (55 sq m) to 1,837 sq ft (171 sq m)



Third Floor • Empire House
131 West Nile Street • Glasgow

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LOCATION

Empire House is prominently situated at the corner of West Nile Street and Sauchiehall Street opposite Glasgow's International Concert Hall and Buchanan Galleries Shopping Centre.

The location benefits from excellent public transport facilities with Buchanan Street Bus Station, Queen Street and Glasgow Central Railway Stations and Buchanan Street Underground all within walking distance. Public car parking facilities are located within one block.



DESCRIPTION

The office suite is accessed via a refurbished entrance reception area with an 8 person passenger lift. The common areas provide full disabled access.

The suite provides modern open plan accommodation with carpeted floors, wallpapered walls and a suspended ceiling system incorporating recessed fluorescent lighting. The suite benefits from perimeter trunking and a private kitchen.

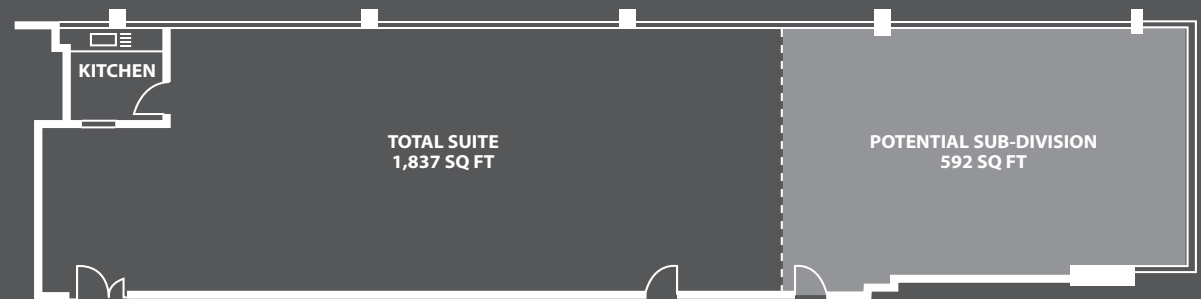
LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant responsible for stamp duty land tax and registration fees as applicable.

VAT

All prices and premiums are quoted exclusive of VAT.

FLOOR PLAN (proposed layout)



ACCOMMODATION

The suite has a net lettable area of 1,837 sq ft (171 sq m) or thereby. Two smaller suites of 592 sq ft (55 sq m) and 1,245 sq ft (115.66 sq m) can be provided.

CAR PARKING

Secure basement car parking spaces are available at the building.

RENTAL

The rental for the office suite is £24,800 per annum. The rental is payable quarterly in advance exclusive of VAT.

Car parking if available will be offered at £1,750 per space, per annum.

LEASE TERMS

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

FURTHER INFORMATION / VIEWING

By appointment with the joint letting agents:

Ryden.co.uk
0141 204 3838



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PROPERTY MISDESCRIPTIONS ACT 1991

1. The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.
2. Date of publication - November 2008.
3. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.