

## FOR SALE - OFFICE

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2ND & 3RD FLOOR OFFICE SUITES - ST. GEORGES BUILDINGS  
5 ST. VINCENT PLACE, GLASGOW, G1 2DH



### KEY HIGHLIGHTS

- 178 to 2,065 sq ft
- Easy walk to Queen Street / Central Stations & Buchanan Underground
- Eligible for 100% rates relief
- Prices start from £22,150 - NO VAT
- Available immediately
- Lift and stair access provided
- Excellent owner-occupier / investment opportunity

## SUMMARY

Available Size	178 to 2,065 sq ft
Business Rates	Most of the suites will be eligible for 100% rates relief under the Small Business Bonus Scheme.
VAT	Not applicable
EPC Rating	Upon enquiry

## DESCRIPTION

Attractive various sized offices, decorated to a high standard available for sale (may let).

24/7 access available.

Lift and stairs provide access to upper floors from St Vincent Place

Internally provides open-plan accommodation

Communal WC's provided

## LOCATION

Located in the heart of Glasgow City Centre

Situated on the south side of St Vincent Place by its junction with Queen Street / George Square

Highly convenient access to public transport links; short walk to Queen Street & Glasgow Central Railway Stations as well as Buchanan Street Underground Station

Metered on-street parking provided on surrounding streets as well as various multi-storey car parks

Immediate access to all city centre shopping and leisure amenities

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Price	Availability
2nd - Floor Suite 8D	178	16.54	£22,250	Available
2nd - Floor Suite 9D	333	30.94	£41,625	Available
2nd - Floor Suite 10D	300	27.87	£37,500	Available
3rd - Floor Suite 6	244	22.67	£30,500	Available
2nd - Floor - 2D to 7D	1,010	93.83	£151,500	Available
<b>Total</b>	<b>2,065</b>	<b>191.85</b>		



## VIEWING & FURTHER INFORMATION

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