

**Ryden.co.uk**  
**0141 204 3838**

130 St Vincent Street, Glasgow, G2 5HF  
Tel: 0141 204 3838 Fax: 0141 204 3554

**For Sale**



**280 St Vincent Street  
Glasgow G2 5RL**

**Self Contained Third Floor  
Office Accommodation**

**3,333 sq ft (309.64 sq m)**

**4 car parking spaces**

Viewing strictly by appointment with sole selling agents.

Ryden  
130 St Vincent Street  
GLASGOW G2 5HF

Contact: Ruaridh Cameron/Tim Jacobsen  
Telephone: 0141 270 3124/0141 270 3170  
Email : ruaridh.cameron@ryden.co.uk/  
tim.jacobsen@ryden.co.uk

Edinburgh	Glasgow	Aberdeen	Dundee	Leeds	Manchester	London
0131 225 6612	0141 204 3838	01224 588866	001382 227900	0113 243 6777	0161 249 9778	020 7436 1212

## LOCATION

280 St Vincent Street is located in a central location in the heart of Glasgow's CBD at the junction of St Vincent Street and Pitt Street.

The property is located within a 10 minute walk of Queen Street/Central Stations and less than 2 minutes drive from the M8.

## DESCRIPTION/SPECIFICATION

The available suite comprises the top floor of 280 St Vincent Street in an imposing corner townhouse.

The ground floor is accessed via a secure door entry system from where a lift provides access to all upper floors.

The subjects presently comprise a front and rear suite which could be easily combined into a single suite. It also benefits from an existing quality fit-out.

The accommodation provides the following specification:

- Open plan layout
- Suspended ceiling incorporating recessed lighting
- Perimeter central heating
- Perimeter trunking
- Double glazing
- Dedicated male and female toilets
- Dedicated kitchenette



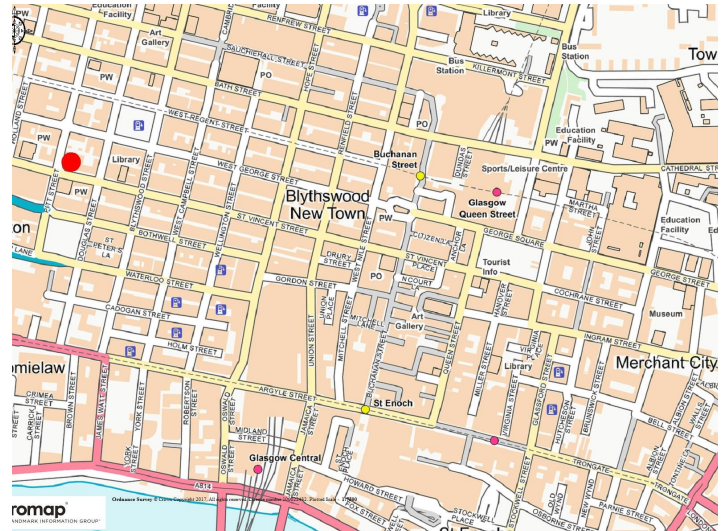
## ACCOMMODATION

The subjects provide a net internal floor area of 3,333 sq ft (309.64 sq m).

4 car parking spaces are available beneath the property in a secure garage.

## PRICE

Offers in the order of £500,000 plus VAT are sought for our client's outright ownership interest in the subjects. This includes the benefit of the four car parking spaces.



## RATEABLE VALUE

The Rateable Value will require to be re-assessed upon single occupation but is estimated at £56,000 inclusive of the car parking.

## ENERGY PERFORMANCE

The property has an Energy Performance Rating of E.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with an ingoing tenant/purchaser being responsible for any Land and Buildings Transaction Tax, Recording Dues and VAT as applicable.

## VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## VIEWING / FURTHER INFORMATION

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**Contact:** Ruaridh Cameron/Tim Jacobsen  
Tel No: 0141 270 3124/0141 270 3170  
**E-mail:** [ruaridh.cameron@ryden.co.uk](mailto:ruaridh.cameron@ryden.co.uk)/  
[tim.jacobsen@ryden.co.uk](mailto:tim.jacobsen@ryden.co.uk)

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