To Let

- Rooftop break out area
- Modern refurbished open-plan offices
- Top floor with excellent views
- 10 secure basement car spaces
- 3,556 sq ft

MERCHANT EXCHANGE
Bell St.
GLASGOW G1 1LG
LOCATION
Merchant Exchange lies within the Merchant City on the south side of Bell Street between Candleriggs and Albion Street. The property sits opposite Merchant Square offering high quality cafés, restaurants and bars. Queen Street and Central railway stations are a short walk away.

DESCRIPTION
The subjects comprise a substantial red sandstone building providing office accommodation on ground and six upper floors. The main entrance at 20 Bell Street incorporates two high speed 8 person lifts and a feature staircase leading to all floors.

The sixth floor has been comprehensively refurbished to provide the highest quality specification and finishes including the following:

- Flexible open plan floor plate
- 3 pipe VRF heating and cooling system
- DDA compliant
- Dedicated male, female and disabled toilets
- Full raised access flooring
- Suspended ceiling incorporating LG7 compliant lighting
- Security door entry system
- EPC Rating “D”
- Kitchen facilities
- Entry January 2016

ACCOMMODATION
6th floor 3,556 sq ft (330.36 sq m)
10 secure basement car spaces available.

RATING
The subjects are entered in the Valuation Roll as follows:

6th floor: £64,500

LEASE TERMS
The property is available on a new full repairing and insuring lease for a term to be agreed. The quoting rental is £15.50 per sq ft. In addition a service charge for all items of common repairs and maintenance is payable.

VAT
VAT will be payable on the rent and service charge.

FURTHER INFORMATION
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