



145 NORTH

- Excellent City Centre/West End location
- Refurbished bright open plan office with lift
- 6 Dedicated car parking spaces
 - 4,057 sq ft (377 sq m)
- Outside Low Emission Zone

3RD FLOOR - 145 NORTH STREET



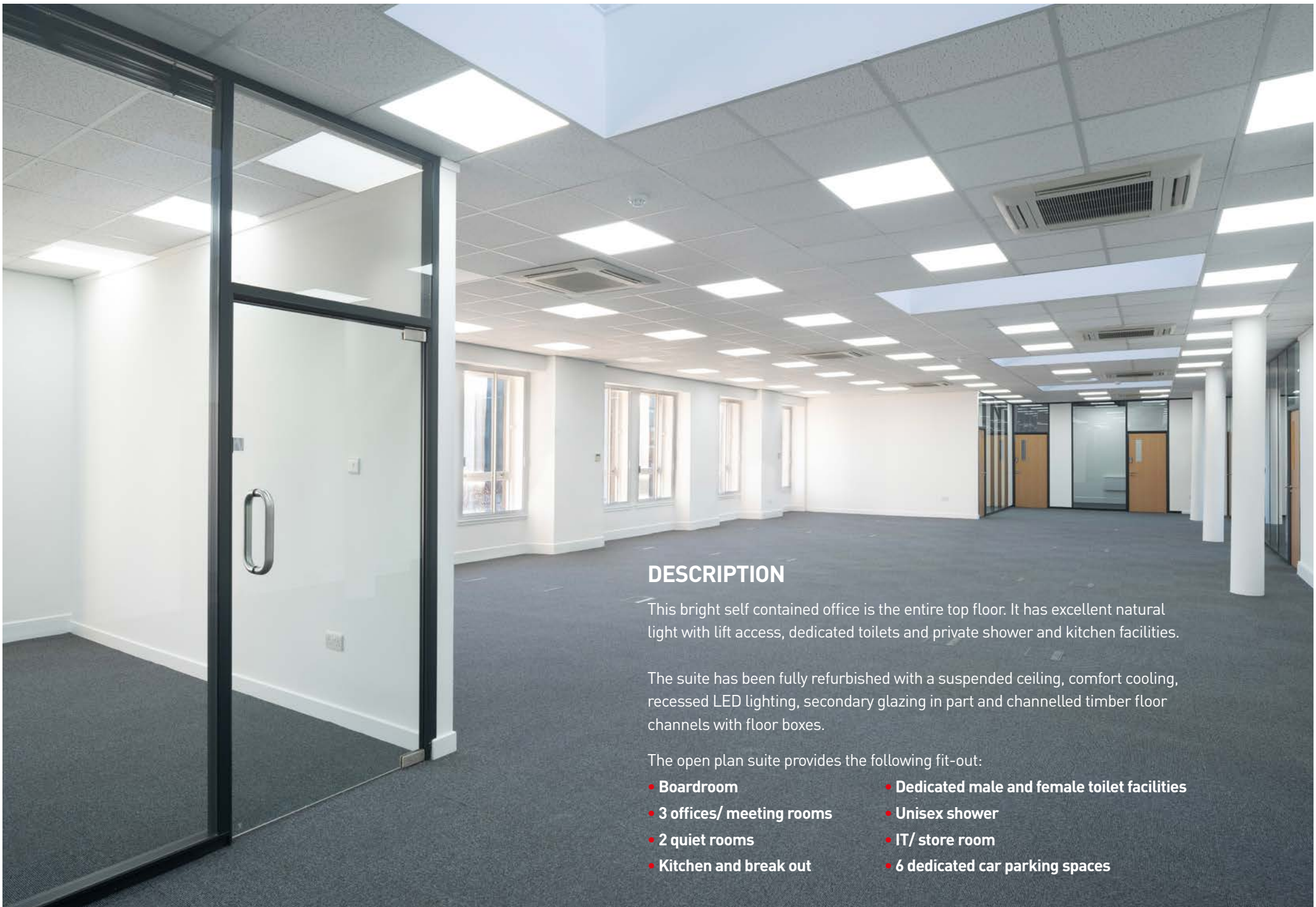
LOCATION

Situated to the west of Glasgow City Centre linking St Vincent Street and Sauchiehall Street at Charing Cross. The building is adjacent to the M8 motorway. Charing Cross railway station is within a few minutes walk.

The location combines easy access to all Glasgow City Centre's facilities the motorway network and Kelvingrove Park. The vibrant Finnieston and Woodlands districts are located within a 5 minutes' walk.

The building is well served by public transport and on-street metered car parking. A large number of top class, occupiers both small and large are located nearby including Scottish Power, Barclays, KPMG, Wood Group and Registers of Scotland.





DESCRIPTION

This bright self contained office is the entire top floor. It has excellent natural light with lift access, dedicated toilets and private shower and kitchen facilities.

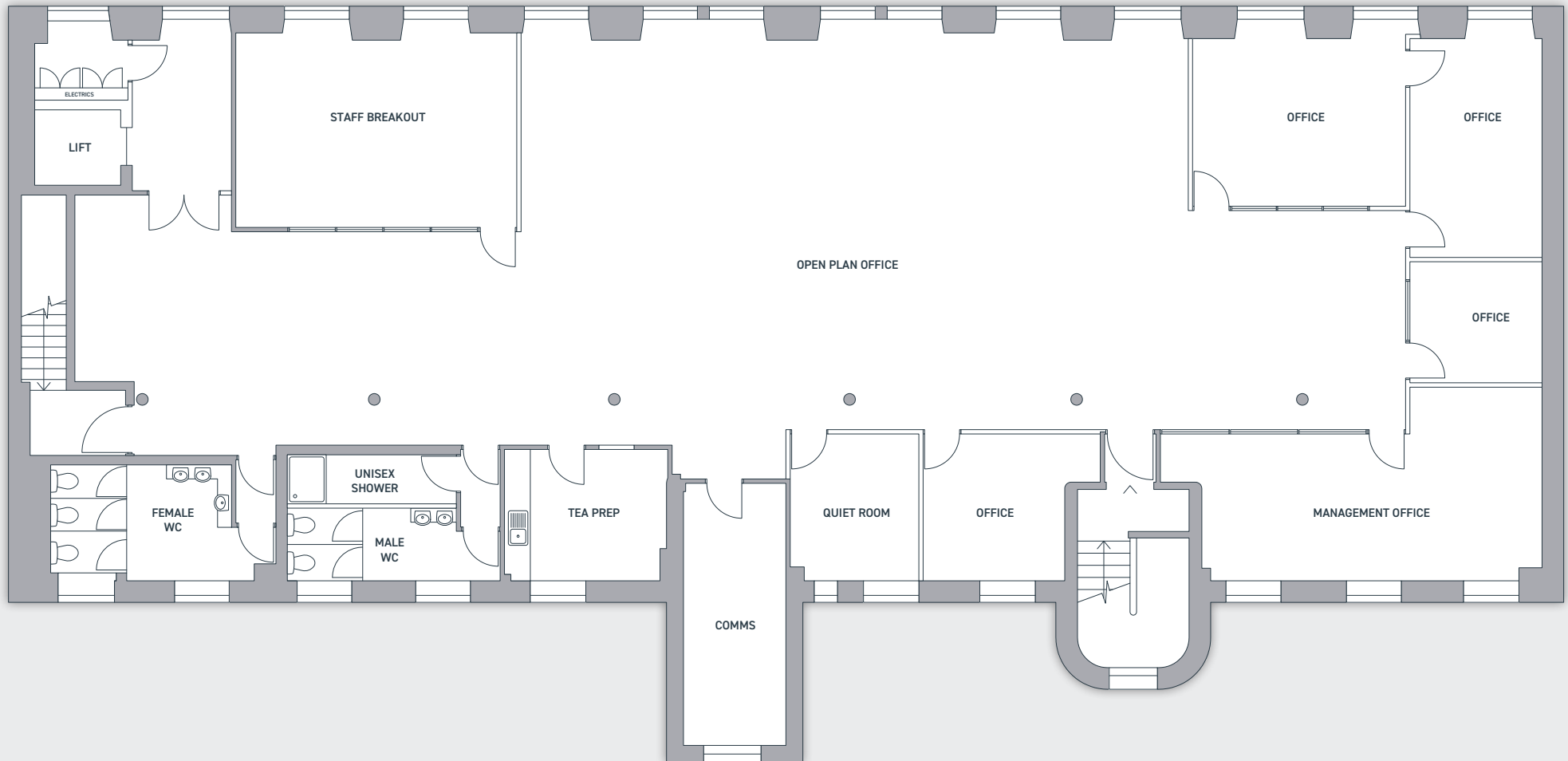
The suite has been fully refurbished with a suspended ceiling, comfort cooling, recessed LED lighting, secondary glazing in part and channelled timber floor channels with floor boxes.

The open plan suite provides the following fit-out:

- **Boardroom**
- **3 offices/ meeting rooms**
- **2 quiet rooms**
- **Kitchen and break out**
- **Dedicated male and female toilet facilities**
- **Unisex shower**
- **IT/ store room**
- **6 dedicated car parking spaces**

ACCOMMODATION

The suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has a Net Internal Floor area of 4,057 sq ft (377 sq m).



RENT AND LEASE TERMS

A short or longer full repairing and insuring lease is available for a length of term to be agreed. Details of the rent are available on application.

SERVICE CHARGE

The tenant is responsible for a proportionate share of the building service charge. Further information is available on request.

LOCAL AUTHORITY RATES

The tenant will be responsible for rates.

ENERGY PERFORMANCE CERTIFICATE

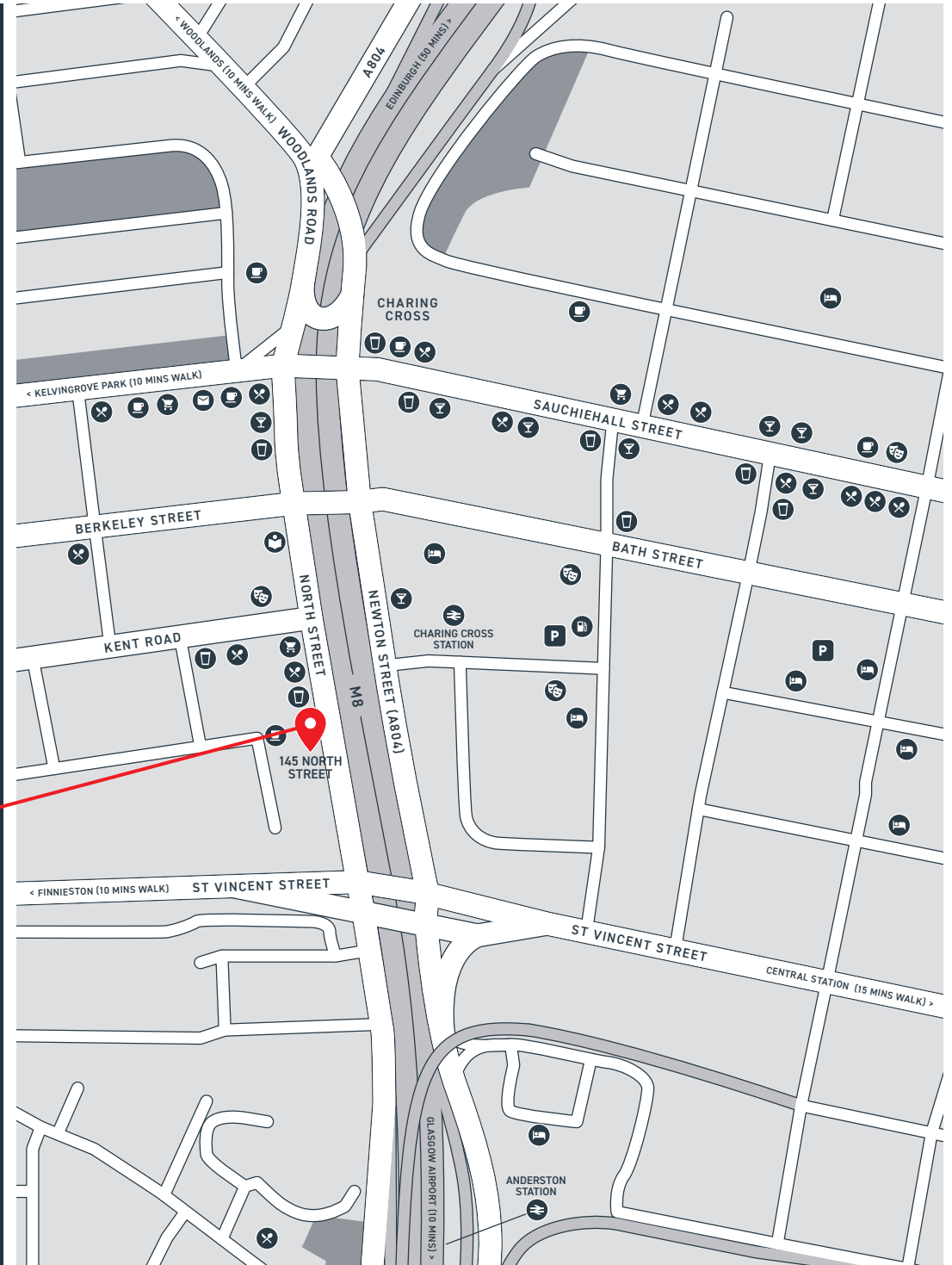
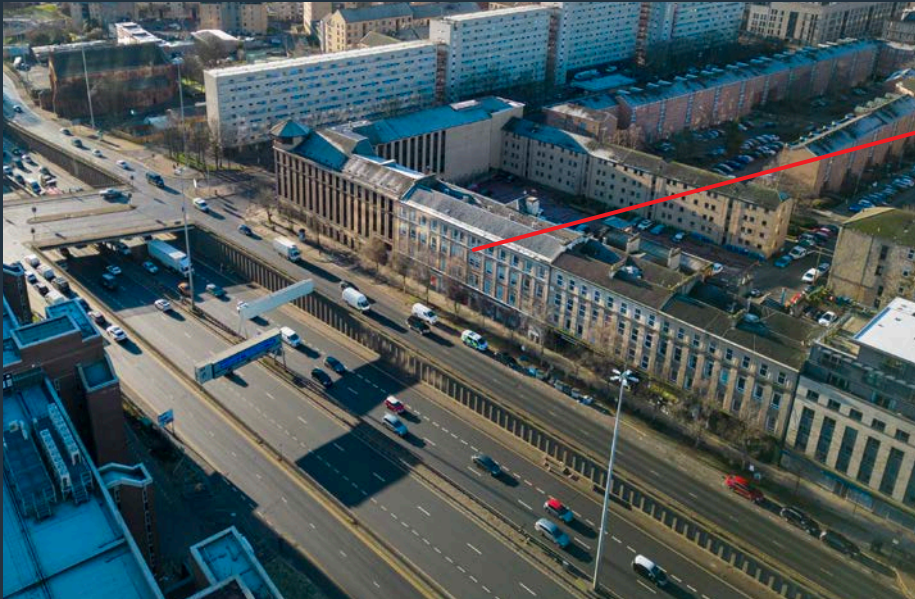
The property has a EPC rating of 'C'. A copy of the Certificate is available on request.

LEGAL COSTS

Each party will be responsible for their own costs incurred with this this transaction.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).



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