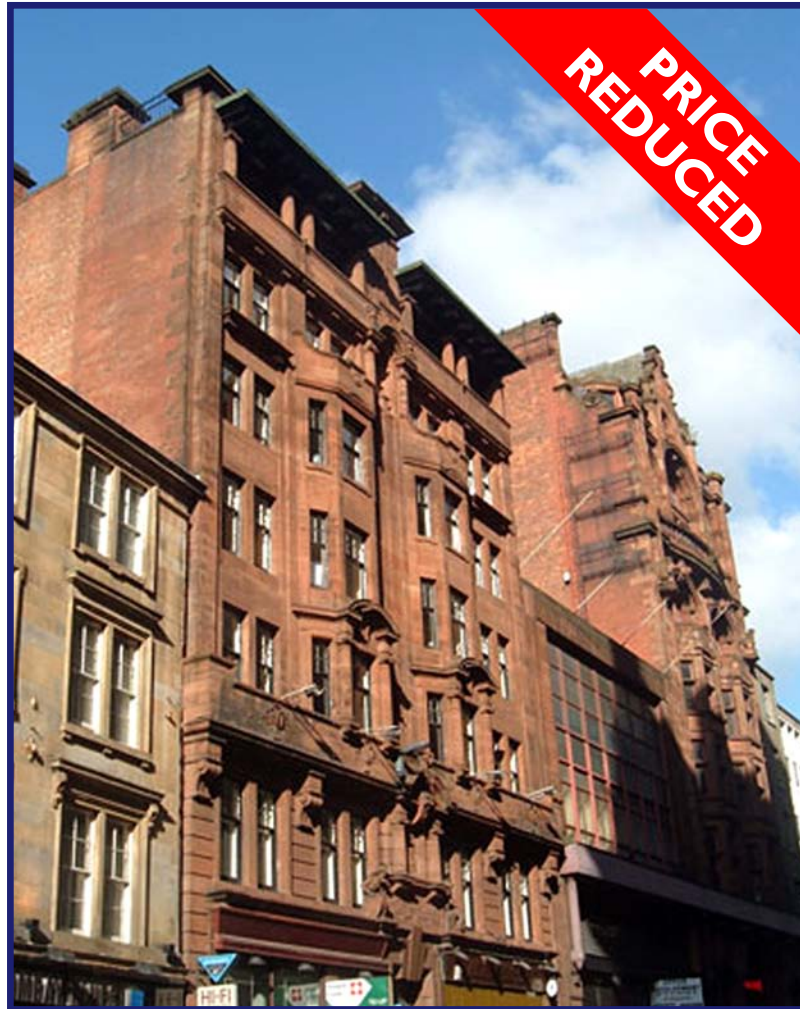


FOR SALE - PROMINENT 6TH FLOOR OFFICE



ALLISON • LIGHTBODY • WADDELL
CHARTERED SURVEYORS



ATLANTIC HOUSE, 45 HOPE STREET, GLASGOW

- Net internal area: **153.28 sq m (1,650 sq ft)**
- Cat5 cabling
- Situated directly opposite Glasgow Central Railway Station
- Superb bus/public transport links
- On-street car parking on Cadogan Street
- Adjacent to NCP car park
- Price: **£230,000** (equivalent to £140/sq ft)

Tel: 0141 229 6020

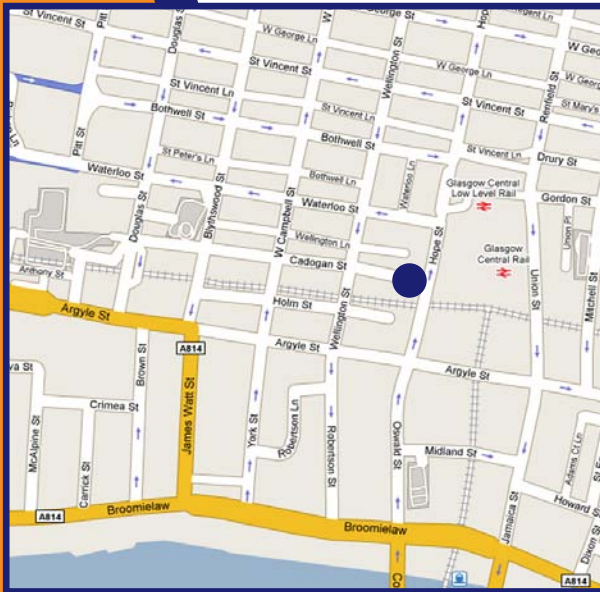
Atlantic House, 45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Fax: 0141 229 6025 Web: www.alwsurveyors.co.uk

FOR SALE - PROMINENT 6TH FLOOR OFFICE



ALLISON • LIGHTBODY • WADDELL
CHARTERED SURVEYORS



LOCATION

The subjects are situated on the west side of Hope Street between its junctions with Waterloo Street and Argyle Street, in the heart of Glasgow City Centre. The building also benefits from an additional frontage to Cadogan Street.

Central Station is situated directly opposite the property and large NCP car parks (Glasgow Central/Oswald Street) are also situated nearby – Oswald Street car park has very competitive annual licence rates.

The plan opposite illustrates the approximate location of the subjects, for information purposes only.

DESCRIPTION/ACCOMMODATION

The subjects comprise part of the sixth floor of a seven storey and basement building of steel frame construction, with red sandstone external elevations.

The office suite fronts on to Hope Street and it is currently sub-divided to provide six main offices, kitchen, separate male and female toilet facilities and an IT/coms area. Cat5 cabling has been installed.

We calculate the subjects extend as follows:

Total Net Internal Area: 153.28 sq m (1,650 sq ft)

RATING ASSESSMENT

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

Rateable Value: **£11,500**

PRICE

Our clients are seeking a price of **£230,000** which equates to only **£140/sq ft**.

SERVICE CHARGE

The tenant will be responsible for the payment of the Service/Management Charge in respect of the subjects. Further information can be provided on request.

VAT

Unless otherwise stated, all prices premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING/FURTHER INFORMATION

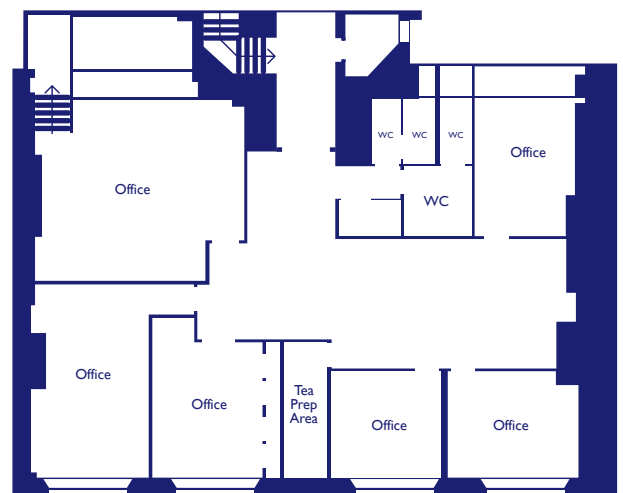
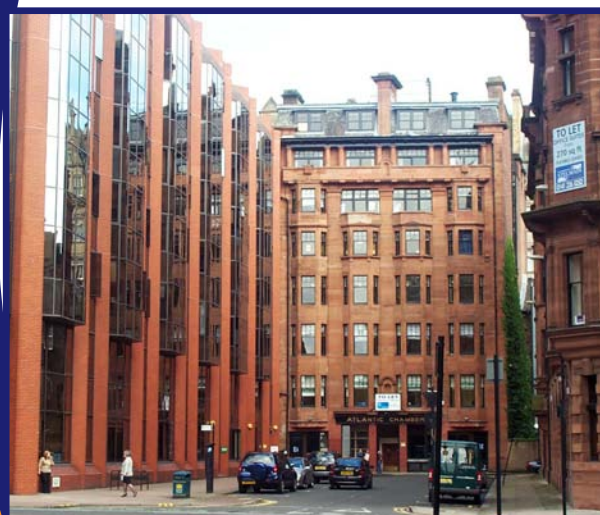
Strictly through the agents:

Allison Lightbody Waddell Chartered Surveyors

45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Email: info@alwsurveyors.co.uk

Fax: 0141 229 6025 Web: www.alwsurveyors.co.uk



Sixth Floor

Plan not to scale

PROPERTY MISDESCRIPTIONS ACT 1991: 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 enquiries at the earliest opportunity.

Date of Publication: January 2009