



TO LET (MAY SELL)

First Floor – Herbert House, 24 Herbert Street, Glasgow G20 6NB

- ✓ Excellent investment opportunity
 - ✓ Feature atrium with lift
- ✓ Open plan floorplate suitable for remodelling
- ✓ Excellent local amenities and public transport links
 - ✓ Refurbishment required

LOCATION

The property is located in Kelvinbridge, a thriving area of Glasgow's West End. It lies to the rear of Landsdowne Crescent and only a short walk from Great Western Road where a fabulous selection of retailers, bars, restaurants and public transport links can be found. Kelvingrove Park and Kelvin Walkway are also within a 5/10 minute walk. The M8 is also within a two minute drive.

DESCRIPTION

The property comprises an office contained on the entire first floor of a well maintained 4 storey and attic over basement B Listed building. The accommodation is formed within 3 separate sections interlinked by a balcony hallway. The floor is accessed by lift off a recently refurbished atrium which provides a welcoming shared meeting space. There is also stairwell access. Benefiting from good natural light and high ceilings, the office offers an ideal working environment. Refurbishment is, however, required.

ACCOMMODATION

The accommodation can be summarised as follows:

East Suite:
Open plan office

West Suite:
Six private offices with wide hallway suitable for administration functions and a tea preparation area

South Suite:
Reception, 2 general offices and a strong room.

In addition, there are dedicated ladies and gents toilets on the floor.

FLOOR AREA

East Suite:	55.83 sq m (601 sq ft)
West Suite:	116.04 sq m (1,249 sq ft)
South Suite:	57.61 sq m (620 sq ft)
Total:	229.48 sq m (2,470 sq ft)

SERVICES

Mains supplies of water, electricity and drainage

RENT/PRICE

Rent/Price on application.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £17,400 effective 1st April 2026.

The uniform business rate for premises with a Rateable Value up to and including £51,000 for the current year is 0.481 pence in the pound.

EPC

The Energy Performance Certificate Rating is G.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant or purchaser liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

VAT

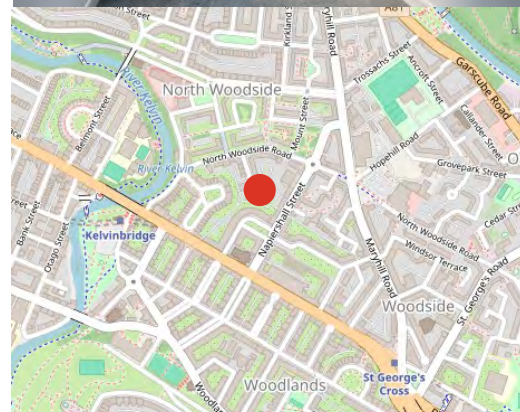
VAT will be payable on the purchase price.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole agent, Allied Surveyors Scotland Ltd

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