



stelmain

0141 226 5252

To Let Fourth Floor Office



Afton House 26 West Nile Street, Glasgow

- Modern office suite
- Predominantly open plan office with high quality board room and reception area
- 2,151sq ft (199.84sq m)
- Excellent city centre location

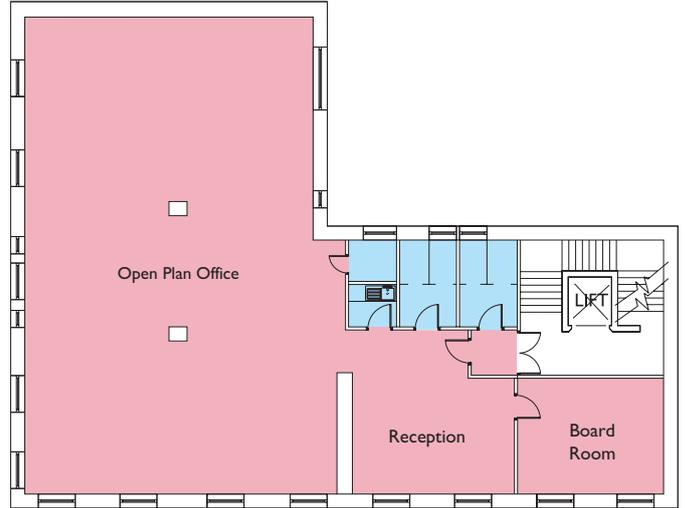
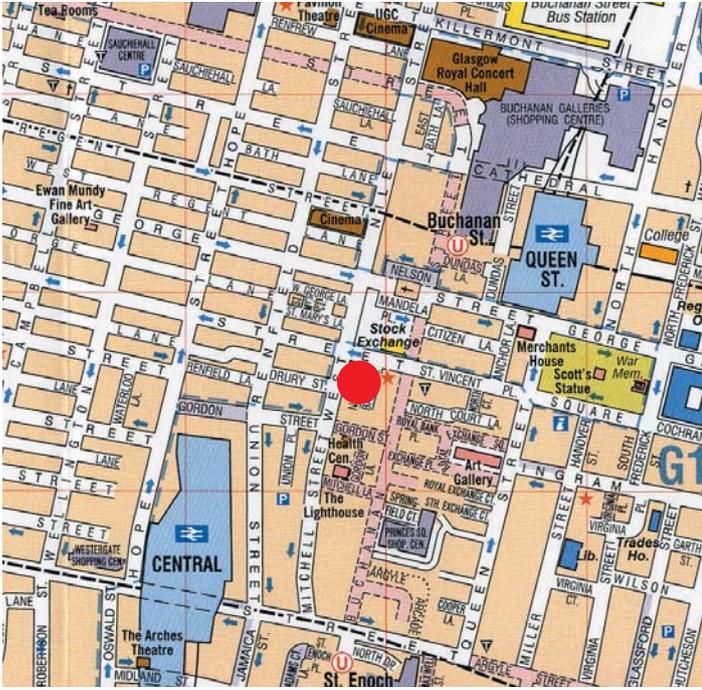
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Afton House 26 West Nile Street, Glasgow



not to scale - illustrative purposes only

Location

Afton House occupies a prominent corner location at the junction of St. Vincent Street and West Nile Street. Located in a prime location in Glasgow city centre, the property benefits from close proximity to the city centre's retail, leisure and public transport facilities.

Description

Afton House comprises a landmark traditional building, which has been extensively refurbished to provide modern office suites. The suite is accessed via a secure, common reception, with a lift and stairs providing access to the upper floors.

The salient features of the suite are as follows:-

- Open plan suite
- Feature boardroom and reception
- Perimeter trunking
- Lighting to LG7 standards
- Dedicated toilet and kitchen facilities
- Ability to retro fit air conditioning

Accommodation

We calculate the net internal floor area of the suite to be as follows:

4th Floor 2,151 sq ft 199.84 sq m

Lease Terms

The suite is available on a new FRI lease on terms to be agreed.

Rental

Upon application.

Service Charge

There is a service charge for the building, which covers common items of expenditure and the tenant will be required to pay the appropriate pro rata share.

Rates

Individual parties should contact Glasgow City Council Assessors Department.

VAT

All prices are quoted exclusive of VAT.

Legal Costs

Each party to pay their own legal costs.

Further Information

An Energy Performance Certificate is available on request and for further information please contact the joint letting agents:

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