

TO LET - CUPRUM

Ground Floor Office Suite - 826 sq ft
480 Argyle Street, Glasgow, G2 8NH

- Fully fitted office suite, ready to occupy
- 8 desks, plus breakout area
- 8 person meeting room
- Concierge entrance
- Newly refurbished reception and cycle / changing facilities
- Platinum ActiveScore
- EPC A



PROPERTY DESCRIPTION

Cuprum is an eight-storey high quality office building located on Argyle Street, Glasgow. The available suite occupies a prominent ground floor position, accessed immediately from the building reception. The suite is ideal for any occupier seeking a flexible, ready to occupy office.

PROPERTY SPECIFICATION

- Manned reception desk
- Recessed modern lighting
- Full height glazing
- 1x meeting room (8 people)
- 8 desks / chairs (furniture included)
- Additional desks available upon request
- 1x kitchen / tea prep
- Breakout space and furniture
- High quality WC's and showers
- Secure car parking and cycle racks
- EPC A
- High speed entry gates at reception

PROPERTY LOCATION

Cuprum is situated on Argyle Street within the heart of the IFSD, in close proximity to Junction 19 of the M8 Motorway network and a number of public transport links and local amenities, including Glasgow Central Station which is within short walking distance.

TERMS

Terms are available on the basis of a new FRI lease.
Short-term lease options are available.

FLOOR AREAS

Floor	Sq ft (NIA)	Sq m (NIA)
Ground	826	76

COSTS

The suite is available on the basis of the following costs:

Rent	£1,852 per month
Service Charge	£858 per month
Business Rates*	£620 per month
Total Cost*	£3,130 per month

**Excludes building insurance, utilities, dilapidations and VAT*

**Incoming occupiers may benefit from rates relief through the small business bonus scheme*

CONTACT US

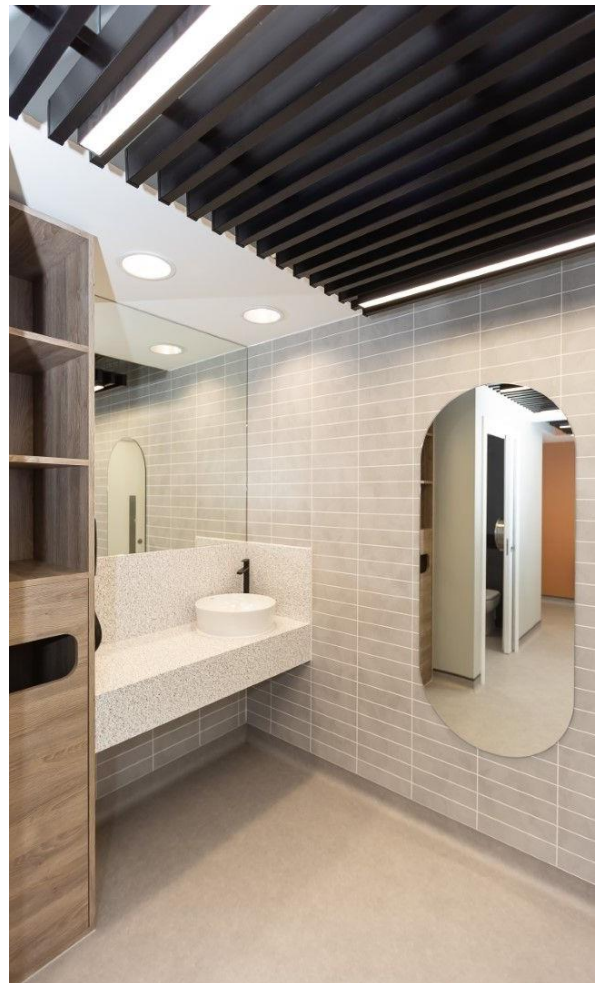
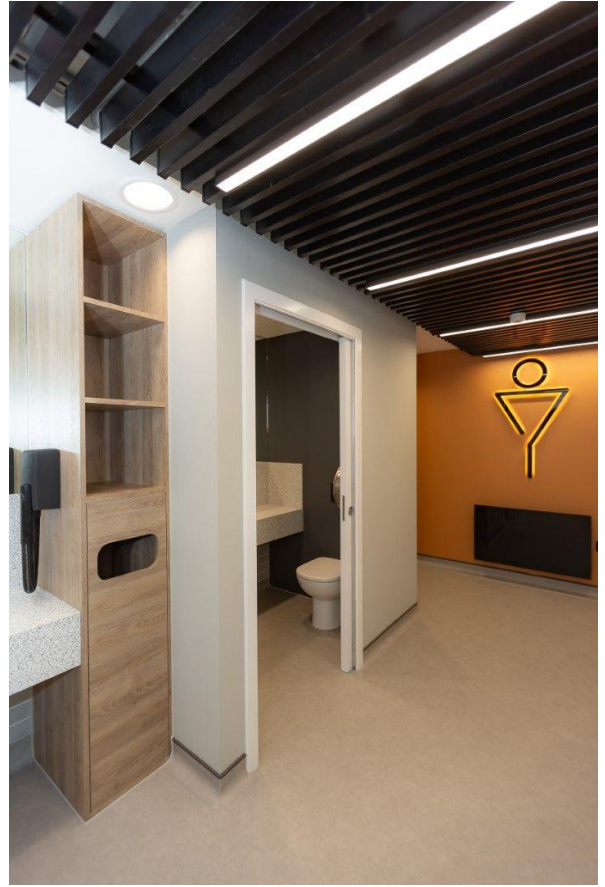
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