

TO LET

City Centre Office

Floors Available: 280.66 SQM (3,021 SQFT) – 656.54 SQM (7,067 SQFT)

Prime City Centre Office Suite

Excellent Transport Links

Available In Whole or Part

Rent: Upon Application



[CLICK HERE FOR LOCATION!](#)



FINLAY HOUSE, 10-24 WEST NILE STREET, GLASGOW, G1 2PP

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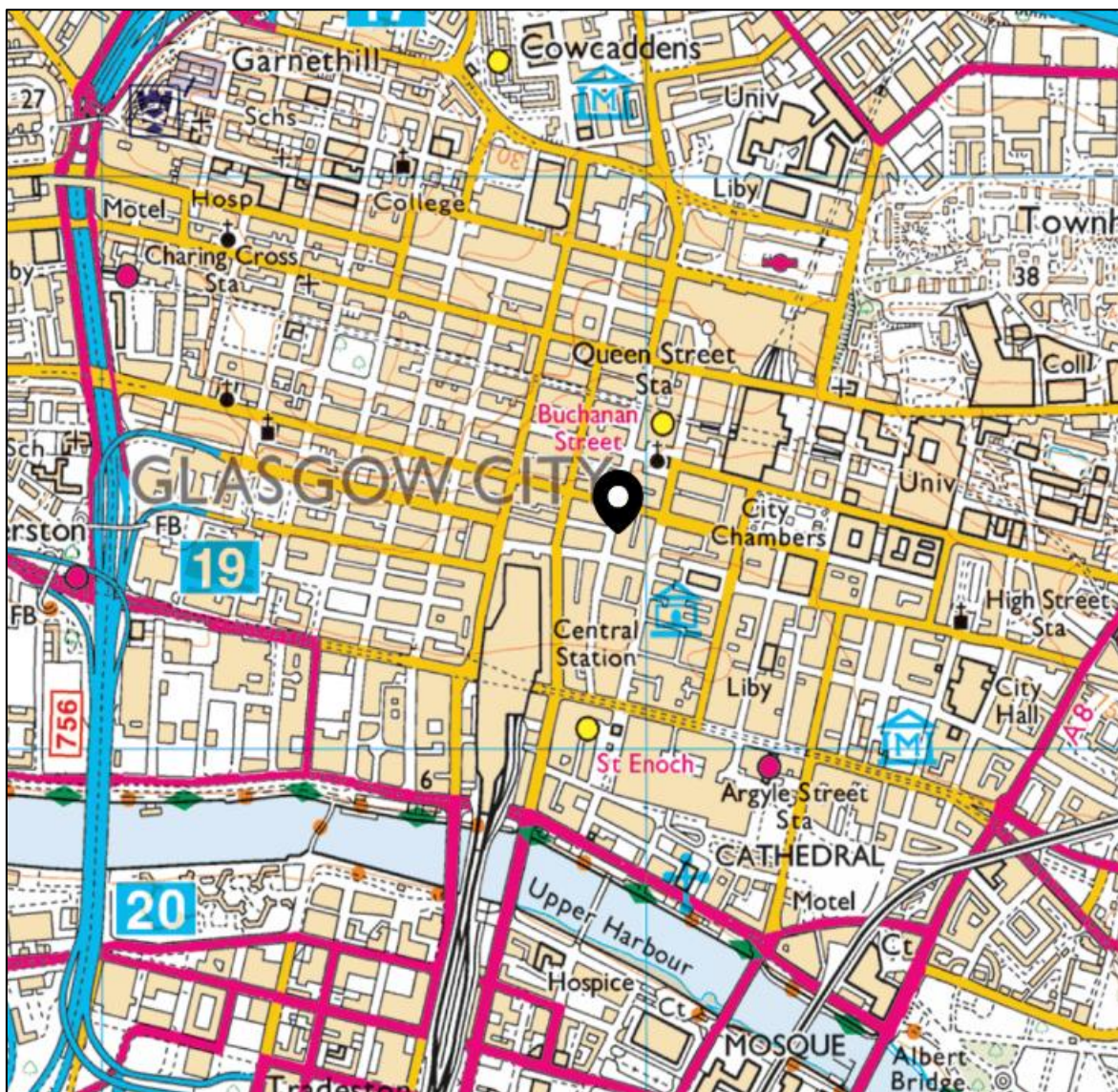
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Location

FINLAY HOUSE, 10-24 WEST NILE STREET, GLASGOW,
G1 2PP



Glasgow is the largest city in Scotland, with a population of approximately 635,000. The surrounding region has a catchment of around 2.3 million people within a one-hour drive, representing over 40% of Scotland's total population. The Central Belt, which includes Glasgow, is home to 3.5 million residents, ranking it among the top 20 largest urban regions in Europe and making it the fifth largest urban area in the UK.

The property is prominently positioned on the east side of West Nile Street, in the heart of Glasgow city centre. The property is located within close proximity to Glasgow Queen Street and Glasgow Central Station within Glasgow's prime leisure district. St Enoch and Buchanan Galleries car parks are also conveniently located nearby.

The surrounding area benefits from a strong line-up of national and international food and beverage operators, including All Bar One, TGI Fridays, The Ivy, Gaucho, Sugo Pasta, Franco Manca, Costa, Five Guys, and Miller & Carter, reinforcing its appeal as a key hospitality destination within the city centre.

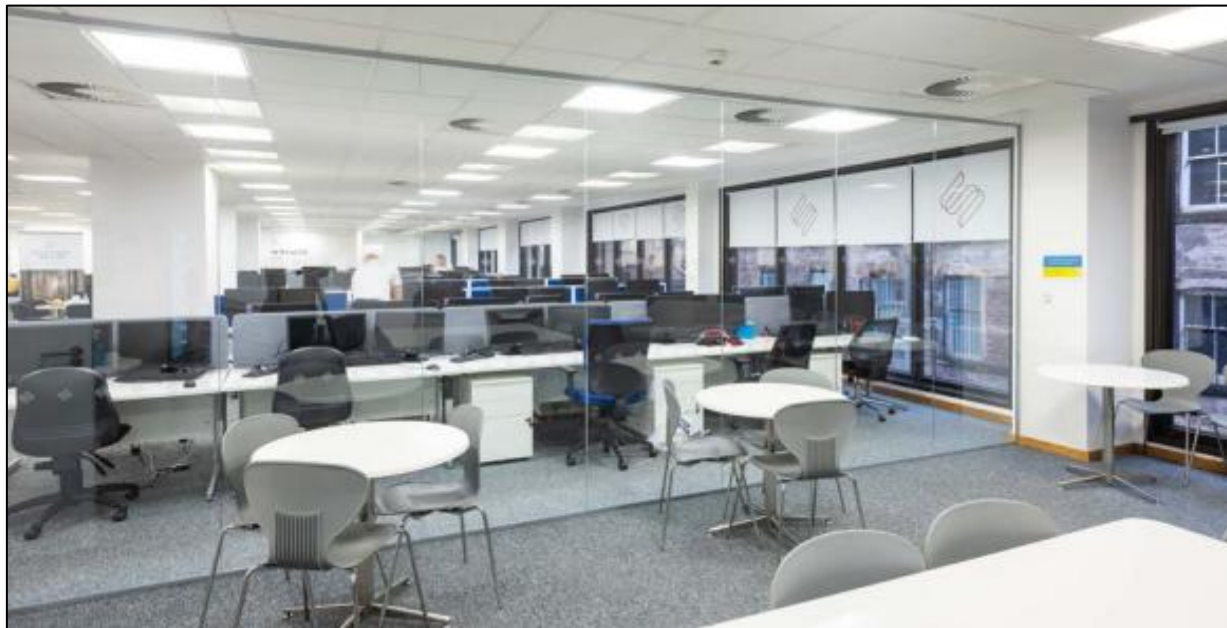


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Description

FINLAY HOUSE, 10-24 WEST NILE STREET, GLASGOW,
G1 2PP



The subjects comprise the third and fourth floor office suite, contained within a larger four-storey building. The property comprises of leisure occupiers on the ground floor with office suites on the upper levels.

Internally, the subjects benefit from a high-quality fit-out, offering a mixture of open plan and cellular office space. The subjects are fit out to a high standard with a mixture of carpet and vinyl floor coverings, complimented by a suspended tiled ceiling with LED lighting incorporated throughout. Both floors benefit from a large degree of natural light with floor to ceiling glazing on both the eastern and western elevations.

The subjects benefits from the following amenities:

- Kitchen prep area
- 24/7 Access
- Gas Heating system
- High speed internet
- 2 Passenger lifts
- Balcony area located on the fourth floor

ACCOMMODATION

Accommodation	SQ M	SQ FT
Third Floor	375.88	4,046
Fourth Floor	280.66	3,021
TOTAL	656.54	7,067

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



RENT

Upon Application

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless stated, all figures quoted are exclusive of VAT

SERVICE CHARGE

The relevant service charge information shall be made available upon request to seriously interested parties.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at the following rateable values:

Address	Rateable Value
3 rd Floor, 10-24 West Nile Street, Glasgow	£50,000
4 th Floor, 10-24 West Nile Street	£36,250
Total	£86,250

The rate poundage for 2025/26 is 53.5p to the pound.

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VAT

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Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

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