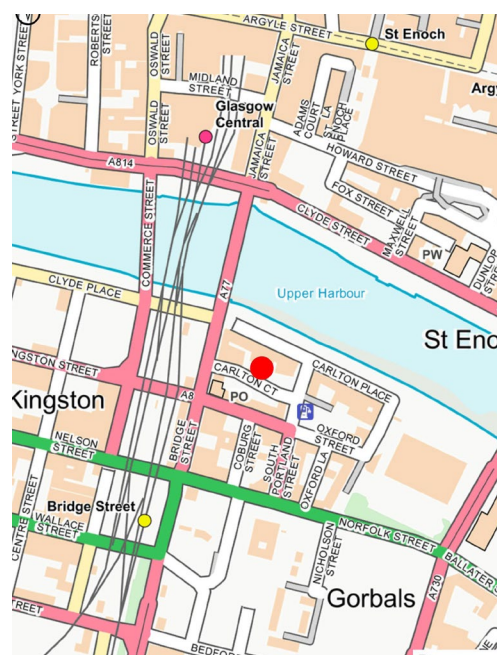




## THE STABLES, 21 — 25 CARLTON COURT, GLASGOW, G5 9JP

- Well-presented office suites available for immediate occupation
- Comprises 4 x open plan office suites with attractive courtyard area
- Excellent public transport and motorway links
- May be suitable for alternative uses, including salon, personal training studio, dentist etc
- Available from 1,316 — 1,766 sq.ft.
- Offers over £250,000 for the Heritable Interest





## LOCATION

Glasgow is Scotland's largest city, and the third largest in the UK. The Stables is located on the South Bank of the River Clyde and occupies a prominent but quiet position in the middle of Carlton Court, adjacent to Cumbræ House (The Prince's Trust,) close to its junction with Bridge Street immediately south of the city centre.

Excellent nearby transport links are provided;

- 5-minute walk to Glasgow Central Station (400m)
- 3-minute walk to Bridge Street Underground Station
- Regular bus services operate on Bridge Street
- M8 and M74 motorway access found within a 5-minute drive
- Glasgow Airport 15-minute drive west

Parking is provided within the courtyard whilst metered on-street parking is provided and additional parking can be found at Bridge Street Underground Station as well as various multi-storey car parks in the city centre.

Eating and shopping amenities are found on Bridge Street with additional city centre amenities found just a 5-minute walk north at St Enoch Centre, Buchanan Galleries, Argyle Street.

## NEARBY DEVELOPMENTS

In addition to being located centrally and convenient to the City Centre, The Stables is positioned within 'City Centre South' and the 'Clyde Waterfront', both of which

have attracted significant investment and are in advanced development.

Major projects include 'Buchanan Wharf', a 1.25M sq ft development home to Barclays Glasgow Campus which has created space for 5,000 staff.

## DESCRIPTION

- Attractive Category B listed office building
- Secure gated access off Carlton Court, with secure entry system, providing access to attractive courtyard. Access to the accommodation is found off the courtyard with 3 x entrances with two passenger staircases providing access to the upper floors
- Accommodation is set up to provide 2 x attractive office suites with WC and kitchen tea preps.
- The accommodation has been refurbished with fresh carpet tiles and electric storage heaters.

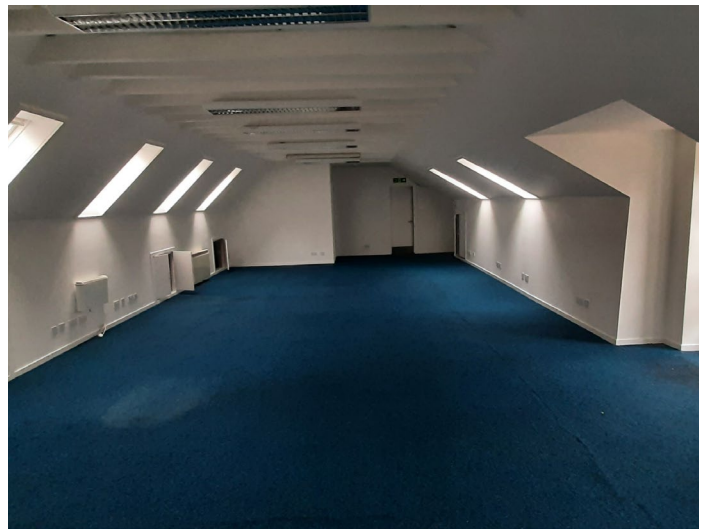
## ACCOMMODATION

Net Internal Floor Areas

| Suite | Sq m   | Sq ft |
|-------|--------|-------|
| 2     | 164.08 | 1,766 |
| 3     | 122.24 | 1,316 |
| Total | 286.32 | 3,082 |

## BUSINESS RATES

Please refer to the Scottish Assessors Website <https://www.saa.gov.uk/>



#### EPC

Available upon request.

#### PRICE

Offers over £250,000, exclusive of VAT for our clients Heritable Interest (Scottish equivalent to Freehold).

#### VIEWING & FURTHER INFORMATION

Via the joint selling agents

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**G·M·BROWN**

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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