



two

WEST REGENT
STREET
GLASGOW
G2 1RW

TO LET
GRADE A OFFICES
2,000 SQ FT (186 SQ M)
- 16,900 SQ FT (1,570 SQ M)

2WESTREGENTSTREET.CO.UK



**AVISON
YOUNG**

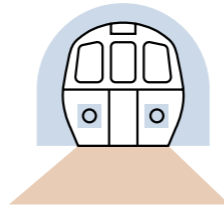
HIGHLIGHTS



Net Internal Area
**2,000 sq ft -
16,900 sq ft**



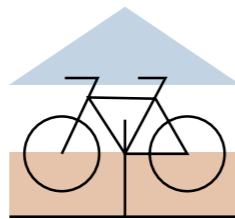
Prime city
centre location



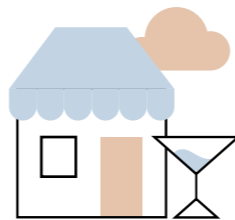
Excellent public
transport links



Secure car
parking



Cycle
storage



Close proximity
to amenities

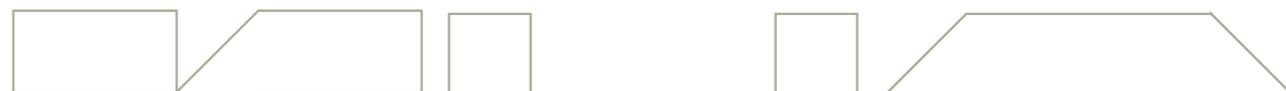
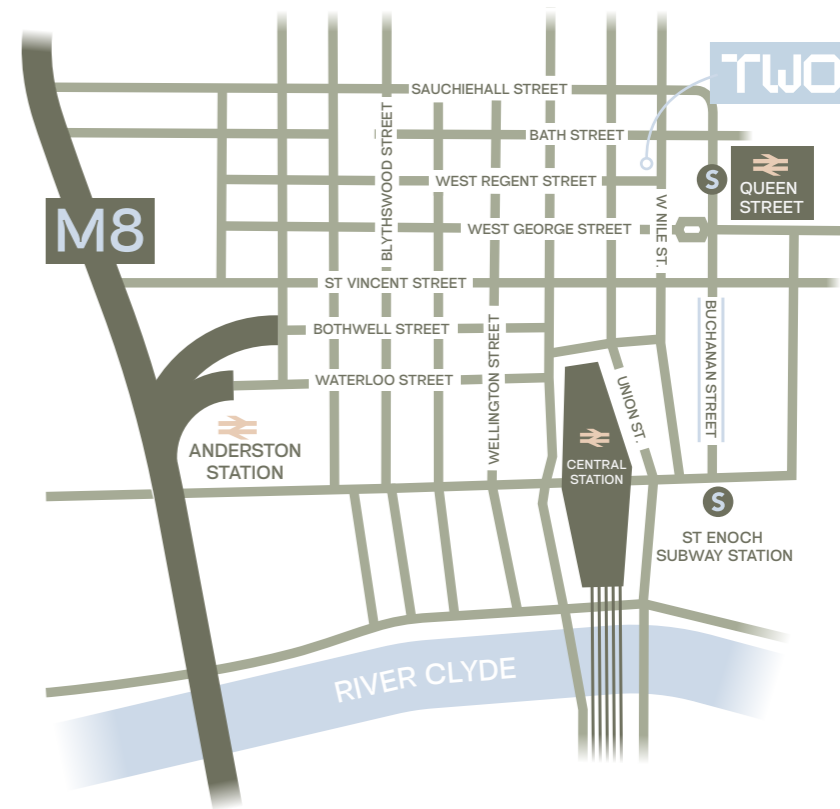




IN THE HEART OF GLASGOW'S THRIVING CITY CENTRE

2 West Regent Street is a Grade A office building occupying a prime corner position in the heart of Glasgow's thriving city centre. This location offers unrivalled access to all city centre retail and leisure amenities, located 5 minutes' walk from Buchanan Street, Glasgow's prime retail destination

The location offers excellent connectivity to the public transport network, with Glasgow Central and Queen Street Railway stations as well as Buchanan Bus Station all less than 10 minutes' walk away. The M8 Motorway is located within a 5 minutes' drive, providing access to Scotland's main motorway network.





DESCRIPTION

The 4th floor has been fully refurbished to a high quality specification including:

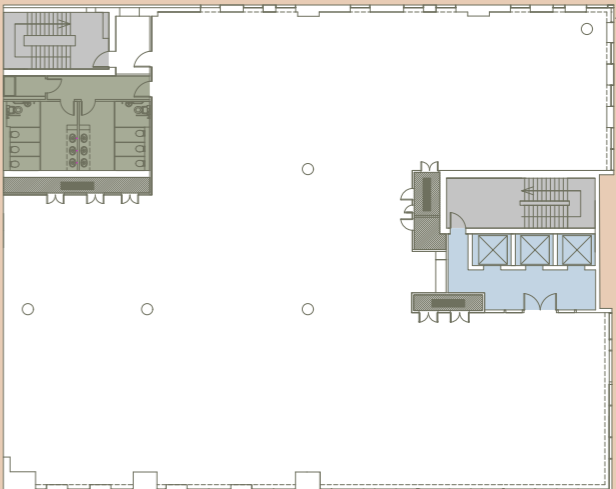
- Metal suspended ceiling with LED lighting
- Open plan layout
- Underfloor plenum air-conditioning system
- Full raised access floor
- Dedicated male, female & accessible toilets
- Fully DDA compliant
- Secure car parking & cycle racks
- Shower facilities



The 5th floor is available from June 2025 and will be refurbished to the same specification as above.

ACCOMMODATION

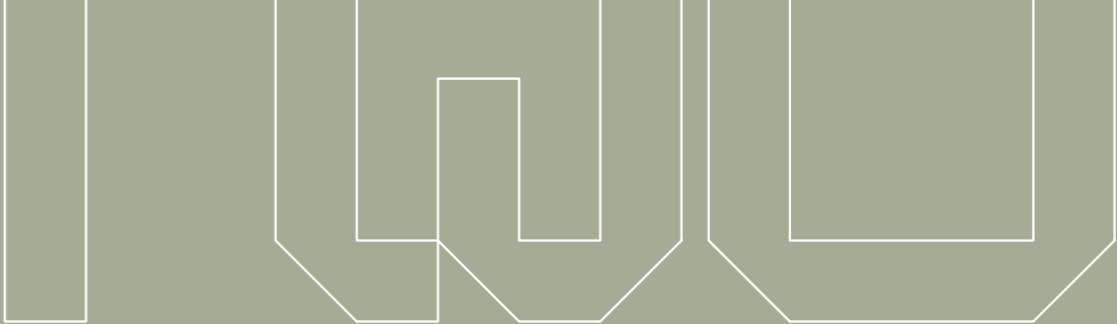
FLOOR	SQ FT	SQ M
Fourth	8,450	785
Fifth	8,450	785
Total	16,900	1,570



* Indicative floor plan

FLEXIBLE FLOORSPACE

The 4th and 5th floors at 2 West Regent Street offer flexible office accommodation capable of being sub-divided to suit a range of office requirements from approximately 2,000 sq ft (186 sq m) up to full floors of 8,450 sq ft (785 sq m).



Proposed Single Occupier



Proposed 2 Suite Split



Proposed 3 Suite Split



* Indicative space plans



TERMS

To be let on a new Full Repairing and Insuring lease. Further information available via the sole agent.

BUSINESS RATES

Interested parties should make their own enquiries with the Local Authority to verify this information.

SERVICE CHARGE

A service charge will be applicable to the suites.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An Energy Performance Certificate can be made available upon request.

VAT

VAT if applicable will be charged at the standard rate.

IF YOU WOULD LIKE TO KNOW MORE OR TO ARRANGE A VIEWING, PLEASE GET IN TOUCH.

Michael Facenna
Director
+44 (0)7983 994 050
michael.facenna@avisonyoung.com

Eilidh MacPherson
Graduate Surveyor
+44 (0)7780 916 913
eilidh.macpherson@avisonyoung.com

avisonyoung.co.uk

2WESTREGENTSTREET.CO.UK

TWO WEST REGENT
STREET
GLASGOW

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions: 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4) All prices quoted are exclusive of VAT. 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young. Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: 1) Corporate structure and ownership details. 2) Identification and verification of ultimate beneficial owners. 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee. October 2024

Designed by thefifthhouse.co.uk

**AVISON
YOUNG**