

Location

The Beacon occupies a prime position on the corner of St. Vincent Street and Wellington Street in the heart of Glasgow's central business district. The surrounding area offers immediate access to a variety of shops, coffee shops, bars, restaurants and hotels. Buchanan Street, Glasgow's prime retail destination is around 5 minute's walk away.

This location enables easy access to a number of public transport links including Glasgow Central Railway Station, Queen Street Station, the Subway network and numerous bus routes. There is also excellent access to Glasgow's motorway network.

Description

The Beacon offers refurbished, Grade A office space with virtually no columns. Internal works are complete which has seen a transformational refurbishment of the building with the addition of full height glazing to replace existing windows. In addition, the reception area has been fully refurbished.

- New metal plank ceilings with LED lighting
- Raised access floors
- BMS control system
- New energy efficient heating & cooling system
- Male, female and accessible toilets
- Shower and cycle storage facilities

Availability

3rd Floor: 4,478 sq ft (416 sq m)

9th Floor: 1,136 sq ft (105.53 sq m)

Terms

The suites are available to let on flexible full repairing and insuring terms. Further information relating to rent etc is available from the joint agents.

Business rates

The rates payable are c.£8.67 per sq ft. Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

Service charge

A service charge will be payable with further information available upon request.

VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:

Michael Facenna

+44 (0)141 305 6383

+44 (0)7983 994 050

michael.facenna@avisonyoung.com



EPC

The premises benefit from an EPC rating of 'B'.

For further information or to arrange a viewing please contact:

Michael Facenna

+44 (0)141 305 6383

+44 (0)7983 994 050

michael.facenna@avisonyoung.com

Or our joint agents Savills:

Colin McGhee

+44 (0)141 222 4140

+44 (0)7714 140 771

colin.mcghee@savills.com

Emma McDaid

+44(0)141 222 5898

+44(0)7816 410 212

emma.mcdaid@savills.com

Highlights



Open plan accommodation



Refurbished Grade A space



Prime, central Glasgow location



Shower facilities



Fully accessible



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Visit us online
avisonyoung.co.uk

Sutherland House, 149 St Vincent Street, Glasgow G2 5NW

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