

103

TO LET

FULLY FITTED
4TH FLOOR OFFICE
ACCOMMODATION

2,248 sq ft (209 sq m)

St Vincent Street
Glasgow G2 5QD



183



LOCATION

Occupying a prime corner position at the very heart of Glasgow's Central Business District, 183 St Vincent Street benefits from having excellent access to public transport and retail amenities on its doorstep.

The building provides modern flexible open plan office accommodation for all types of occupiers.

Nearby amenities include:

- | | |
|--------------------|------------------|
| 1 - Pret a Manger | 8 - Akiko |
| 2 - Launch | 9 - Halloumi |
| 3 - Malo | 10 - The Gym |
| 4 - Gost | 11 - F45 Gym |
| 5 - Philpotts | 12 - Ho Wong |
| 6 - Hope & Vincent | 13 - Caffè Nero |
| 7 - Mezcal | 14 - Sainsbury's |

ACCOMMODATION

The fourth floor office suite enjoys an excellent corner position with impressive levels of natural daylight on three elevations.

The available accommodation has been measured to the following:

FLOOR	SQ FT	SQ M
4th	2,248	209

CURRENT FIT OUT

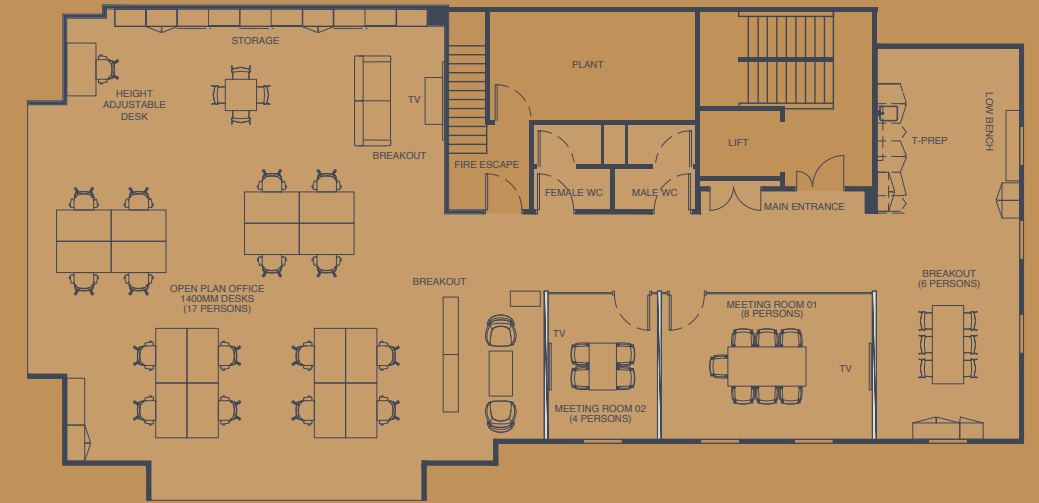
- Kitchen and breakout area
- Informal meeting space
- 8 person meeting room
- 4 person meeting room
- 17 desks and chairs (with space for more)

SPECIFICATION

The accommodation is available fully fitted with the following specification:

- Secure door entry system
- Refurbished modern entrance hall
- New 8 person passenger lift
- Raised access floor
- Suspended ceiling with LED lighting
- Comfort cooling/heating system
- Dedicated male and female toilets
- Disabled access
- Communal accessible toilet at basement level
- Communal shower facility at basement level
- 2 car parking spaces
- Secure basement cycle storage
- EPC Rating 'E'

FLOOR PLAN



FURTHER INFORMATION

For further information please contact the joint letting agents:



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