



### Location

The Octagon occupies a prominent position immediately north of Glasgow city centre, benefitting from unrivalled road and public transport links and located in close proximity to a number of local amenities. Surrounding occupiers include Royal Mail, John Lewis Distribution Centre and Tesla.

Buchanan bus station is located within a 10 minute walk with a local bus stop adjacent to the property. Glasgow Queen Street railway station is also a 15 minute walk from the property.

The property is well-connected to the road network with Junction 15 of the M8 motorway a 2 minute drive away connecting to the Greater Glasgow area and Edinburgh.

### Description

The accommodation has been refurbished to provide the following specification:

- Full raised access flooring
- Suspended ceiling with LED lighting
- VRF air-conditioning
- Male, female & accessible WCs
- Shower facilities and bicycle storage
- Dedicated car parking (5 spaces)
- Virtually column-free floorplate
- DDA Compliant

### Accommodation

The available accommodation comprises the 1st floor (East) which has been measured to provide the following Net Internal Area:

Floor	Sq ft	Sq m
First (East)	5,048	468.96

### Terms

Available on new full repairing and insuring terms to be agreed.

### EPC

The current EPC rating is E. A copy of the certificate can be made available to interested parties on request.

### VAT

All rents, service charges etc quoted will be liable for VAT which will be charged at the standard rate.

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## Highlights



5,048 sq ft



Dedicated Car Parking



DDA Compliant



Cycle Storage



On site shower facilities

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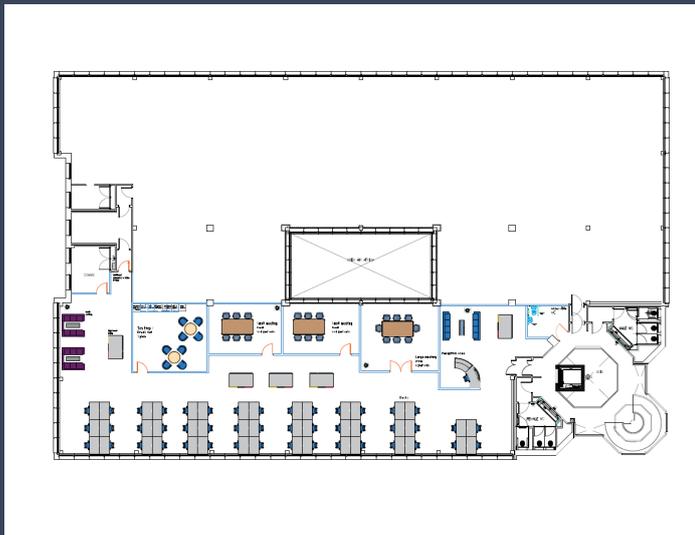
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## Visit us online

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- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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