

PLUG AND PLAY OFFICES

145 ST VINCENT STREET
GLASGOW
G2 5JF

Reith
Lambert

www.reithlambert.co.uk

LOCATION

145 St Vincent Street is located in the heart of Glasgow's central business district ideally positioned for access to public transport links, with both Glasgow Central Station and Glasgow Queen Street Station within several minutes walk away.

Located at the junction of St Vincent St and Wellington St the building benefits from super public transport connections within a few minutes walk of the city's main transport hubs. The building is conveniently placed close to a wide range of restaurants, coffee shops and convenience stores including: Sainsbury's, Starbucks, Pret, Slug & Lettuce and Costa.



DESCRIPTION

145 St Vincent Street comprises an impressive red sandstone office building which has undergone a significant refurbishment.

The second floor is particularly attractive, benefiting from a newly completed, contemporary fit out including an attractive reception area, fully cabled desk, kitchen / staff break out area and meeting rooms

ACCOMODATION

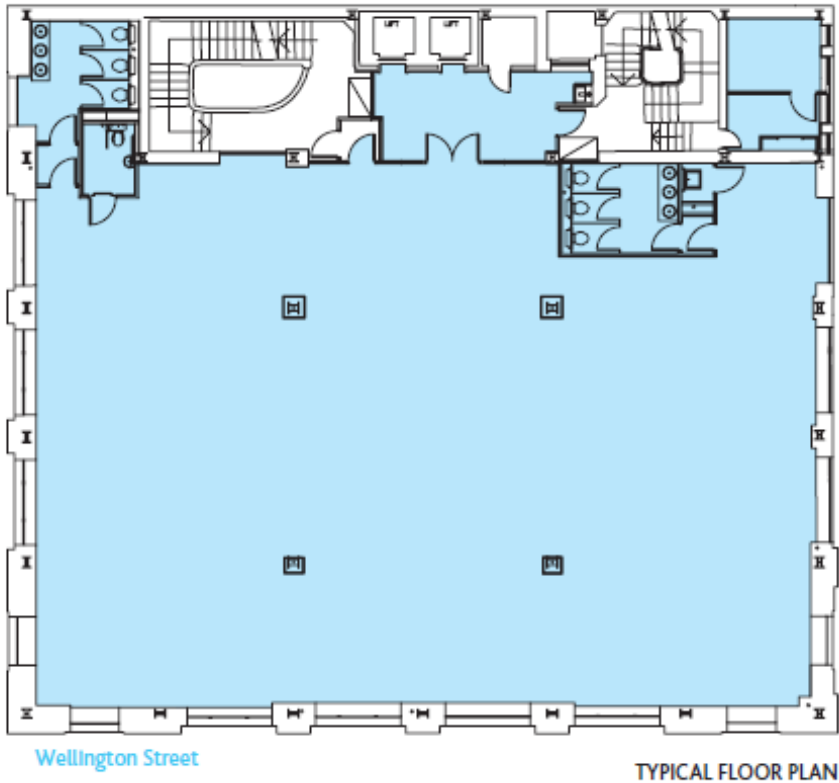
2nd Floor 4,239 sq ft

SPECIFICATION

The building benefits from the following specification:

- VRV heating and cooling system
- Full raised access flooring
- Dedicated comms rooms with air conditioning
- Dedicated male, female and disabled toilets
- Full disabled person access
- Shower facilities
- Internal bike racks
- EPC rating – C





LEGAL COSTS

Each party will be responsible for their own legal costs incurred with an ingoing tenant being responsible for any Land and Building Transactions Tax, Recording Dues and VAT as applicable.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

TERMS

The accommodation is available to lease on flexible, short term lease for a period to be agreed.



VIEWING & FURTHER INFORMATION

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