



# 177 BOTHWELL STREET GLASGOW

## ACCOMMODATION

Floor	Sq ft Available
6th	22,215
5th	22,215
4th	22,215
3rd	22,215
2nd	22,215
1st	20,975
Ground	20,975
Lower Level	20,975
<b>Total</b>	<b>174,000</b>

## LOCATION

177 Bothwell Street is a new Grade A office building located in the heart of Glasgow's CBD and is located close to Glasgow Central Railway Station.

The building is well placed to take advantage of the city transport communications network and has access to and from the M8 motorway which links directly with Glasgow International Airport.

## DESCRIPTION

The property will comprise a detached office building of steel framed construction with glazed elevations, arranged over 13 floors, including a lower ground floor parking level.

Extending to approximately 305,400 sq ft, 177 Bothwell Street forms part of the wider Bothwell Exchange development, which incorporates 122 Waterloo Street which was successfully pre-let to Morgan Stanley.



## FOR FURTHER INFORMATION

Audrey Dobson  
0141 225 5703 / 07780 888 987  
audrey@reithlambert.co.uk



MISDESCRIPTIONS: Reith Lambert LLP for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: March 2019