

Flexible Short Term Plug and Play Offices
TO LET

SENTINEL BUILDING
103 WATERLOO STREET
GLASGOW
G2 7BW

**Reith
Lambert** 
www.reithlambert.co.uk



Sentinel, Waterloo Street provides modern office accommodation available on short term flexible leases complete with attractive tenant fit out and desking.

SPECIFICATION

- Re-modelled entrance foyer with manned reception
- Secure entry barrier system
- Extensive basement showers and changing facilities
- Raised access floor
- Suspended ceilings incorporating LG7 lighting
- VRF cooling and heating
- New passenger lifts
- Male, female and accessible toilets on each floor
- 3 car spaces per floor and cycle racks

LOCATION

Occupying the prominent corner position on Waterloo Street and Douglas Street, Sentinel offers top quality office accommodation within the Central Business District benefiting from an excellent range of amenities including Tinderbox, The Gym, Ibis Suites (hotel) and Hotel Indigo.

The property is located on Waterloo Street at its junction with Douglas Street and is within easy walking distance to both Glasgow Central Railway Station and Glasgow Queen Street Railway Station. It benefits from direct access to the M8 motorway and Glasgow International Airport beyond.

The surrounding is home to a range of occupiers including: Morgan Stanley, AON, Pinsent Mason, Genpac, Barclays and JP Morgan.

DESCRIPTION

The fully refurbished 'Q Park' public car park is immediately

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.

ACCOMMODATION

Second floor	9,171 sq ft	(852 sq m)
First floor	9,048 sq ft	(840 sq m)
Total	18,219 sq ft	(1,692 sq m)

3 car spaces per floor

RENT SQ FT

Negotiable

RATES

The tenant will be responsible for local authority rates.

SERVICE CHARGE

Estimated £5.45 per sq ft

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 short flexible leases.



VIEWING AND FURTHER INFORMATION

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