

Cadogan Square

Plug and Play available from 1st October 2020



city parking

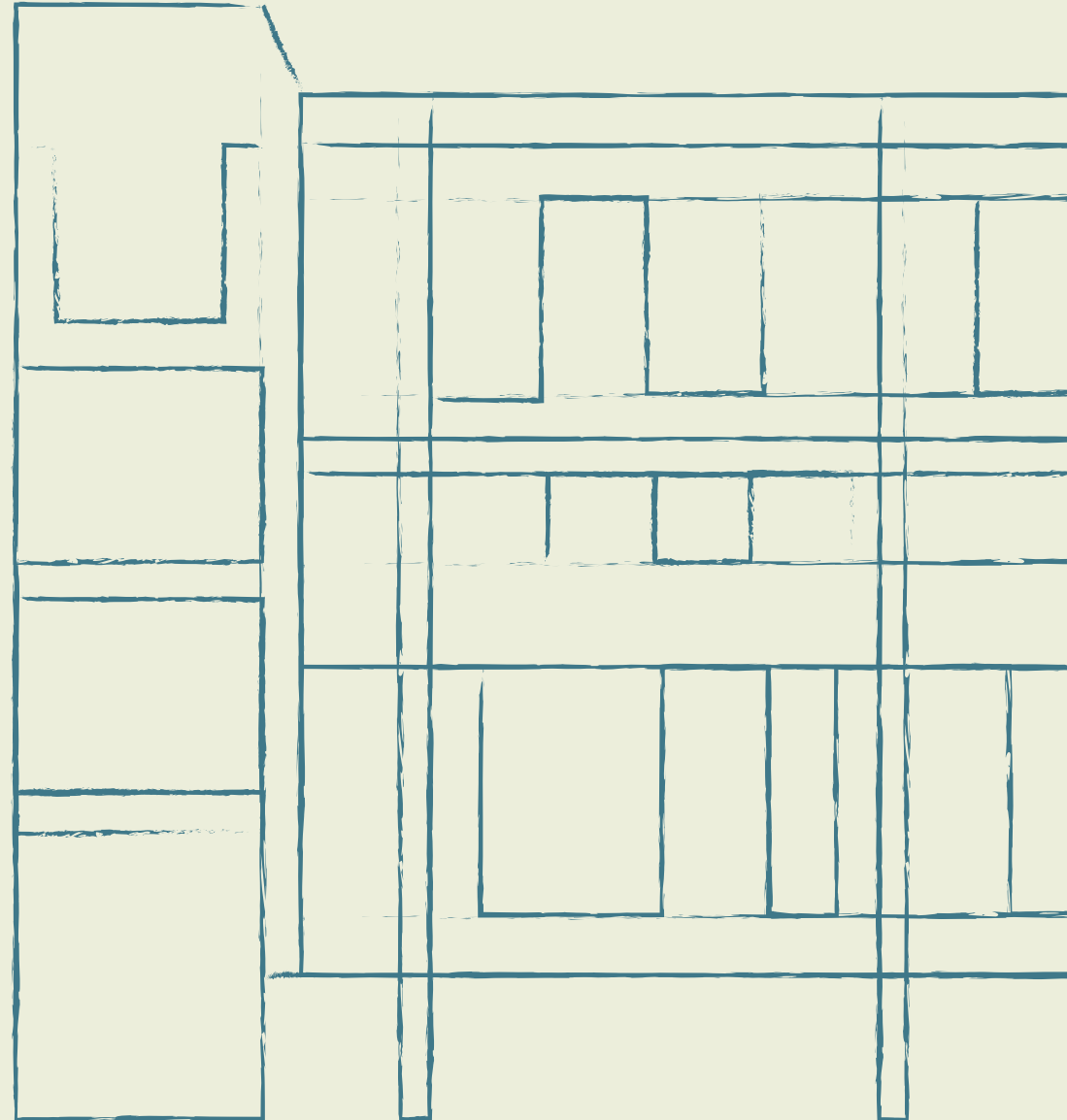


**GRAHAM
SIBBALD**

*City Parking (Glasgow) LLP & Graham + Sibbald
proudly present the newly renovated Cadogan Square.*

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The Building



The accommodation is provided in a plug and play condition, ready for immediate occupation on conclusion of legal missives. The open plan accommodation with raised access floors, suspended ceilings and modern lighting throughout is ready for appropriate social distancing measures with various flexible layouts possible to suit the ingoing Tenants.



The full accommodation is spread over one single floorplate, therefore adhering to DDA requirements. The central core of the accommodation benefits from a large lightwell, which ensures natural light is available throughout the accommodation, despite the impressive size of the floorplate.

Break out space including 60 person cafeteria, meeting rooms and quiet rooms are located around the core of the accommodation, offering a flexible modern working space. Male, Female and Disabled toilet are located in two separate areas, allowing for separation of Clients and Staff toilets.



5 allocated parking spaces are available below the accommodation in Cadogan Car Park, however additional parking is available on separate negotiation.



5 Parking Spaces Available



60 Person Capacity Cafeteria



Client & Staff Toilets



Staff Showers

Location







Cadogan Square offers some of the most accessible accommodation in Scotlands most connected city. With Cadogan Street car park below the accommodation, the M8 motorway less than 2 minutes away and Central Station at the end of Waterloo Street, a 5 minute walk away, the location of the office is second to none. Cadogan Square is located to the West of Cadogan Street and east of the M8 Motorway, in Glasgow's Central Business District.

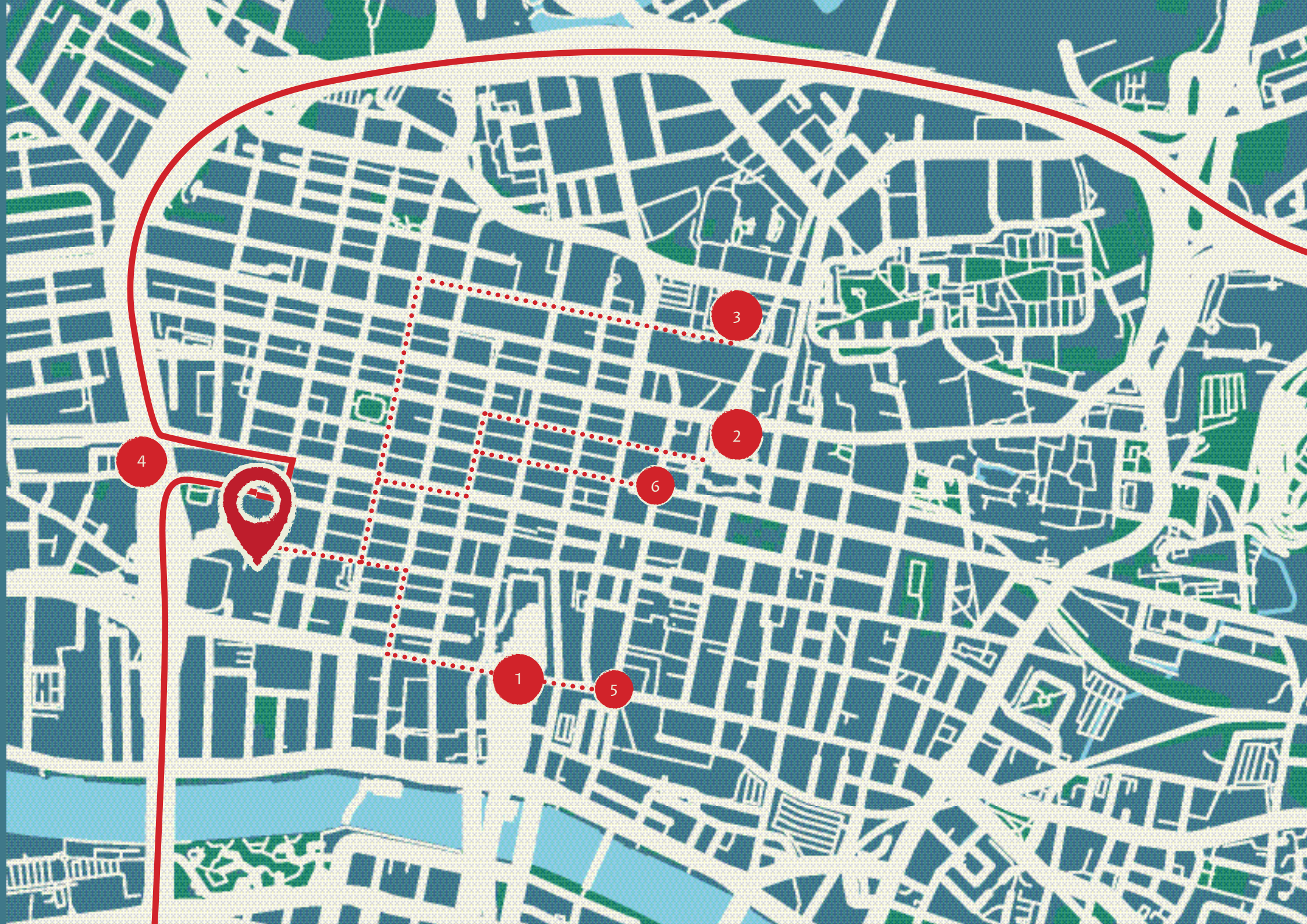


Access

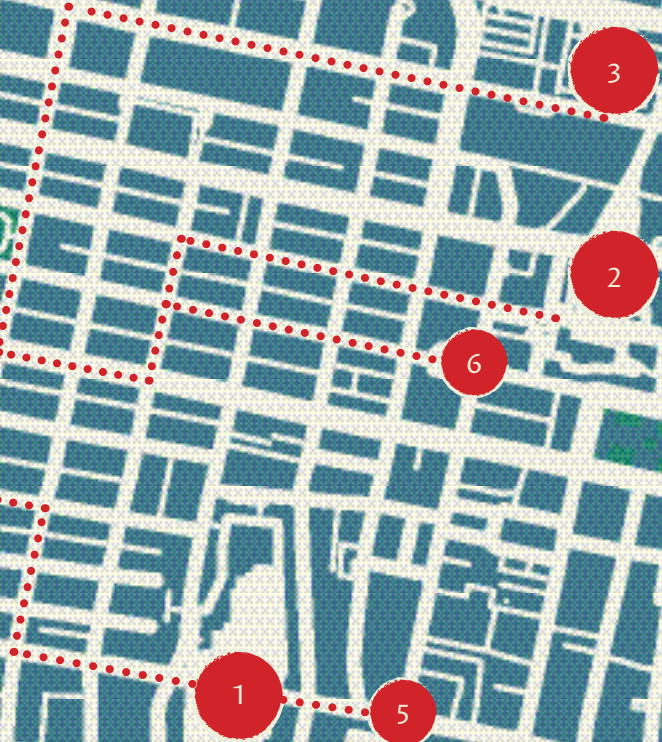
All Areas

Transport Links

- 1  6 mins from Central Station
- 2  15 mins from Queen Street Station
- 3  15 mins from Buchanan Bus Station
- 4  Acces via M8
- 5  15 mins from St Enoch Subway
- 6  13 mins from Buchanan St Subway



4



1

5

6

2

3

Neighbours

Due to the superb location of Cadogan Square nearby occupiers include some of Scotland's biggest names, including Clydesdale Bank/Virgin Money HQ at the newly developed 177 Bothwell Street; Morgan Stanley; JP Morgan and HMRC.

1



2

Morgan Stanley

3

J.P.Morgan

4



HM Revenue
& Customs

Amenities

While the suite benefits from a high end employee cafe, further eateries and amenities are nearby. Some of which include; Tinderbox Coffee; Subway; Tesco; Philpotts; PureGym and Scotland's first F45 Gym franchise.

5



6



7



8

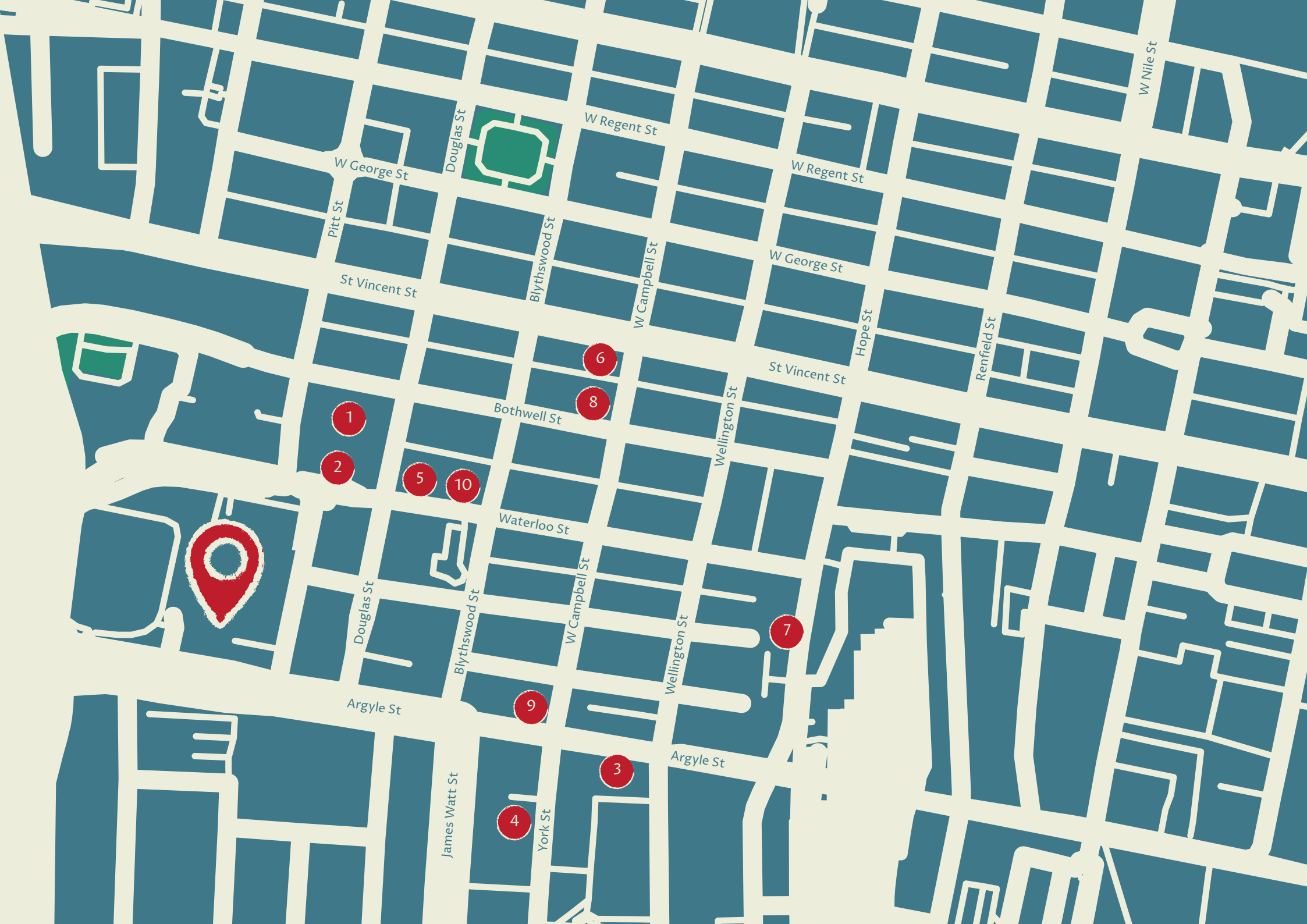


9



10





W George St

W Regent St

W Regent St

W Nile St

Pitt St

Douglas St

Blythswood St

W Campbell St

W George St

St Vincent St

Hope St

Renfield St

6

St Vincent St

1

8

Bothwell St

Wellington St

2

5

10

Waterloo St



Douglas St

W Campbell St

Wellington St

7

Argyle St

9

Blythswood St

3

Argyle St

James Watt St

4

York St

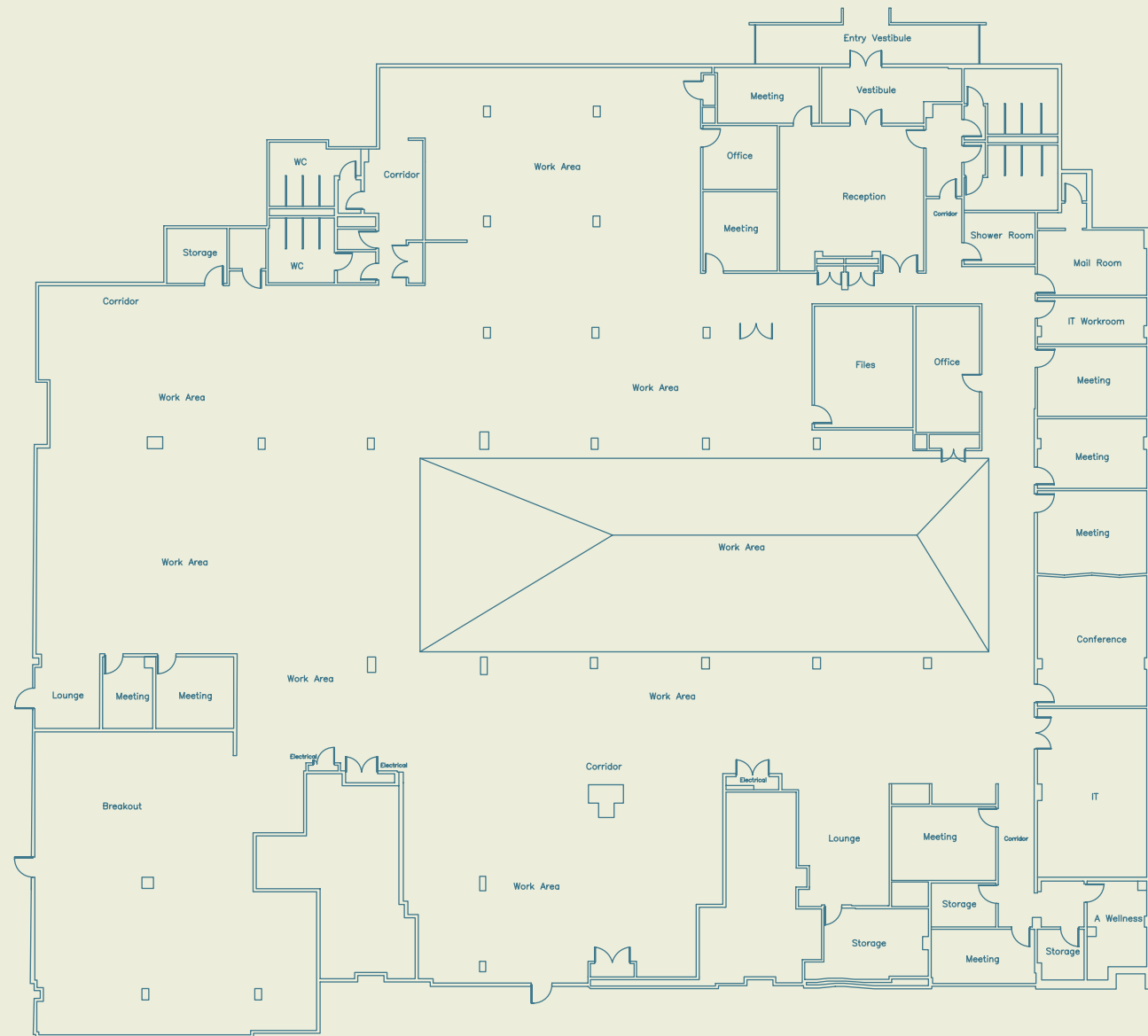
Floor Plan

The available accommodation extends to the following approximate Net Internal floor areas:

Suite A – 26,933 sq.ft. (2,502 sq.m)

Office includes:

- Welcoming reception
- Various flexible meeting rooms with moveable walls.
- Open plan layout allowing for compartmentalisation if required.



Lease

The accommodation is available, plug and play ready on a new full repairing and insuring lease for a term to be agreed.

Rent

Plug and Play ready - **£10/sq.ft.**

VAT

Rents are quoted exclusive of VAT.

Rates

The 2019/2020 Rateable Value of the premises is £200,000.

EPC

A copy of the EPC is available on request.

Further Information

For further information or to arrange an inspection please contact:


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