## **STUDIO**





220 St Vincent Street





Behind the classic stone façade of 220 St Vincent Street, occupying the lower ground floor, the Studio offers 2,454 sq ft of flexible office space of the highest standard.

Following comprehensive refurbishment. Studio 220's interior has now been remodelled and offers a contemporary and engaging setting for business.



Kitchen with collaboration space





 $\checkmark$ 

DDA

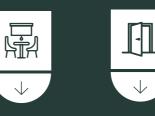
compliant

All-inclusive rental Includes rent. service

charge, building insurance, suite fit out. furniture, dilapidations (on a fair wear and tear basis) and IT cabling.







Private

entrance

Designated meeting room & private call room





Flexible lease

terms

P  $\checkmark$ 

Car parking

available





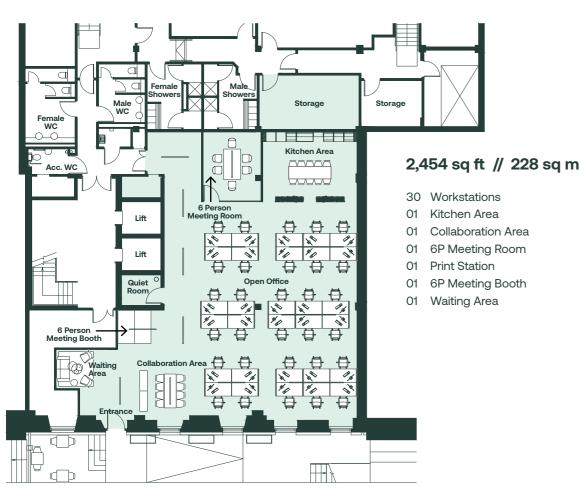


Fully fitted with IT cabling

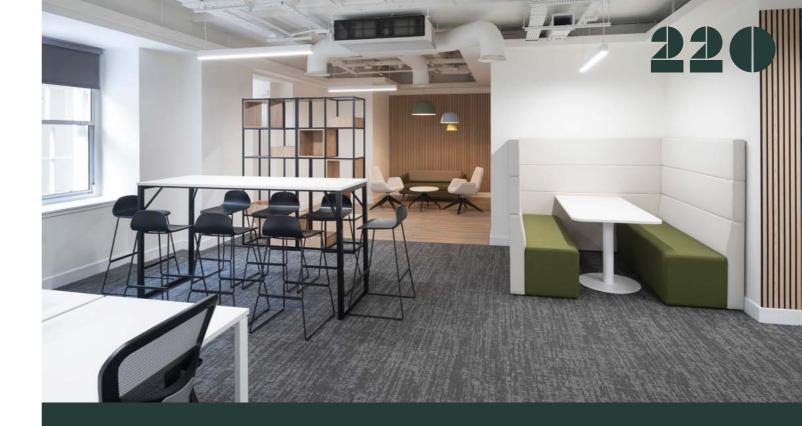
Cycle storage

## **STUDIO**

# Flexible Workspace



#### St Vincent Street





Studio 220 offers ready made workspace with plug and play workstations for up to 30 persons, great for flexible and hybrid working options.

The space affords meeting rooms, waiting area and collaboration space for everyday business needs including WC and separate male / female shower provision.





## Outstanding Location

0						
Со	Convenience Shops		Coffee // Sandwich		Food & Drink	
1 2 3 4 5 6	Sainsbury's Local M&S Simply Food Premier Tesco Express Boots Greggs	1 2 3 4 5 6	Gordon Street Coffee Absolute Roasters Pret A Manger Launch Coffee Caffè Nero Piece	1 2 3 4 5 6	Gōst Viva Brazil 63rd + 1st Halloumi Buck's Bar Gamba	

Miscellane	ous
------------	-----

- 1 Revolution Spin
- 2 The Gym
- 3 Q-Park Waterloo Street
- 4 King Tut's Wah Wah Hut
- 5 Kimpton Blythswood Square Hotel
- 6 Dakota Glasgow



### **Further Information**

Ryden

Scott Farquharson scott.farquharson@ryden.co.uk 07384 543 094

## 

Meg Beattie meg.beattie@jll.com 07935 203 765

JLL / Ryden for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract, b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL / Ryden has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Date of Preparation of Details October 2023