

THE
MERCANTILE
BUILDING

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our film

space
with style

3,300 sq ft to 4,250 sq ft of
workspace available now

53 BOTHWELL STREET
GLASGOW G2 6TS



Forming one of the grand façades on Bothwell Street, The Mercantile Building is located at the heart of Glasgow City Centre, within the Central Business District.

Following comprehensive refurbishment this landmark building now offers stylish and contemporary office space.

Whether you're a new start up or a large corporate we have space to suit your needs. The building has been designed with flexibility in mind offering all-inclusive flexible suites from 137 sq ft, to larger traditional lets from 3,300 sq ft to 4,250 sq ft.



Superb Specification



Contemporary entrance foyer



Onsite commissionaire



Raised access flooring



Heating and cooling systems



LED light fittings



Shower facilities



Secure garaged car parking facilities



Disabled person access



Cycle storage and cycle racks onsite



Dedicated male, female and accessible toilet facilities on each floor



EPC rating of D49

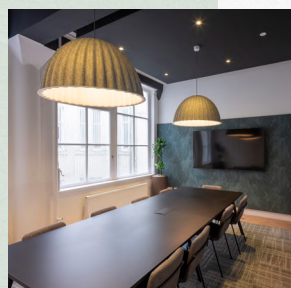


Full building fibre backbone and visitor WiFi



The Mercantile Suites

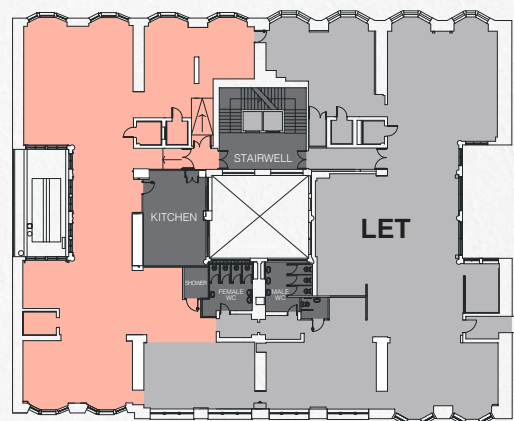
We also have a range of offices available within Mercantile Suites which offer flexible, easy in – easy out accommodation for smaller businesses who want a Central Business District address.



Floor Plans

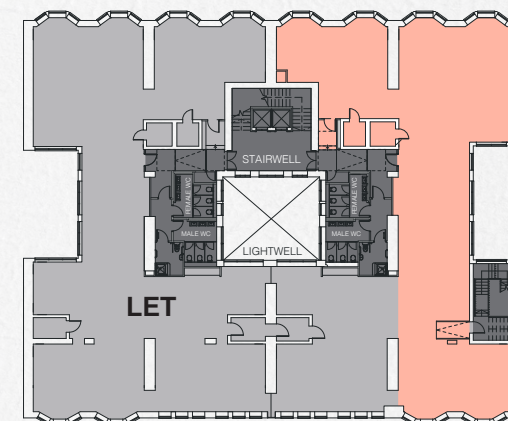
1st Floor (East)

4,242 sq ft (394 sq m)



4th Floor (West)

3,312 sq ft (307 sq m)



Birds eye view

The Mercantile Building is exceptionally well connected. Central Station, Buchanan Street Subway and numerous bus routes are only minutes' walk away with nearby Waterloo Street offering access to the M8.

Bothwell Street and the surrounding area have an extensive range of amenities - restaurants, coffee shops, sandwich bars and convenience shopping are all on the doorstep and Glasgow's renowned shopping lies only a few minutes' walk away in Buchanan Street.

Hotel provision is excellent with the Kimpton Blythswood Square Hotel, YOTEL, Hilton, Grand Central and Indigo hotels all close by.



Neighbouring Occupiers

- 1 Ashurst
- 2 Hyman Robertson
- 3 Skyscanner
- 4 Scottish Enterprise
- 5 JP Morgan
- 6 Student Loans Company
- 7 Jacobs Engineering
- 8 Network Rail
- 9 Pinsent Masons
- 10 Burness Paull LLP

Amenities

- 1 Sainsbury's Local
- 2 Pret A Manger
- 3 Philpotts
- 4 Viva Brazil
- 5 Pure Gym
- 6 Mezcal
- 7 Slug & Lettuce
- 8 Piece
- 9 Bavaria Brauhaus
- 10 Buck's Bar

Nextbike Stations

- 1 Central Station
- 2 Bath Street
- 3 Queen Street Station

Hotels

- 1 Grand Central
- 2 YOTEL
- 3 Kimpton Blythswood Square Hotel



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Viewing &
Further Information

For further information or to arrange a viewing please contact the letting agents:



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