

24 ST VINCENT PLACE, GLASGOW, G1 2EU



Key Highlights

- Traditional red sandstone building located in the heart of the City Centre
- Open plan office suites to suit a range of occupiers
- Glasgow's main train stations located within 5 minute walk
- 5 office suites available from 250 sq ft to 13,432 sq ft

SAVILLS GLASGOW
OFFICE SPACE
163 West George Street
Glasgow, G2 2JJ

+44 (0) 141 248 7342

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Location

The property is situated in a prime location in the Central Business District on St Vincent Place, between the junctions of Buchanan Street and George Square. This location is on the doorstep of Glasgow's best retail, restaurant and leisure offerings including The Citizen Glasgow, The Anchor Line, and the Urban Bar and Brasserie. Access to Glasgow's main public transport facilities is provided with a 2 minute walk to Glasgow Queen Street Railway station, Buchanan Street Subway Station, and a 5 minute walk to Glasgow Central Railway Station.

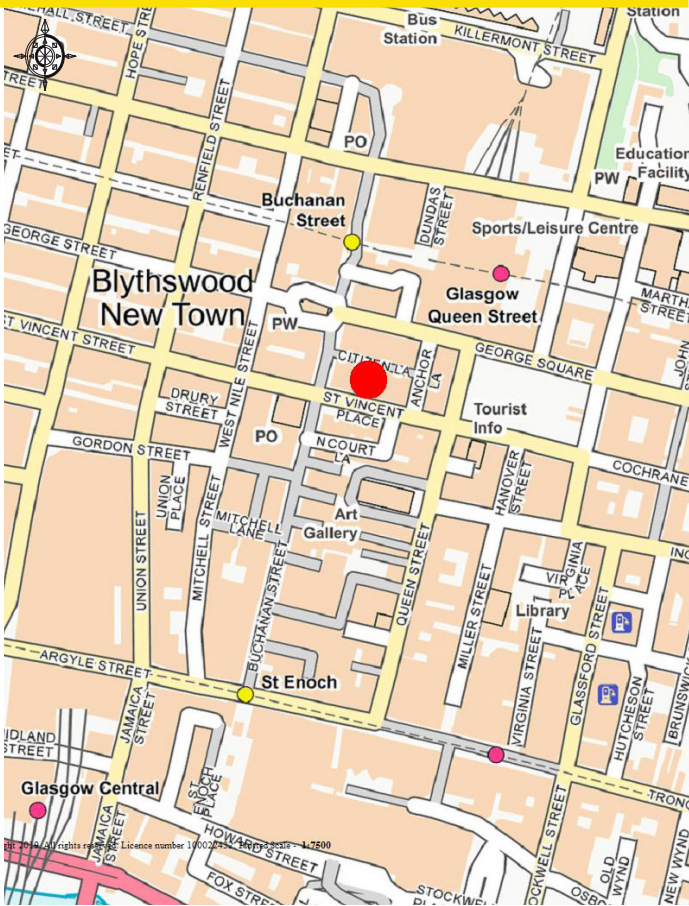
The Property

This Grade A listed property was one of Glasgow's first Red Sandstone buildings, constructed between 1885 and 1889 to accommodate the Evening Citizen Newspaper offices. Today, it is home to The Citizen Glasgow Restaurant on the Ground Floor, and four upper floors of office accommodation which benefit from the following specification:

- Contemporary workspace
- Fully refurbished accommodation
- New VRF Air-Conditioning
- Excellent communication links
- Exceptional local amenities
- Landmark Glasgow Building
- Wired for data and power

In accordance with the International Property Measurement Standards (IPMS 3), we calculate the area of the available suites as follows:

FLOOR AREA	SQ M	SQ FT	AVAILABLE TO OCCUPY
4th Floor	428	4,605	November 2019
3rd Floor	442	4,759	November 2019
2nd Floor (East and West)	232	2,496	November 2019
2nd Floor (Suite 2.6)	23	250	Available Now
1st Floor (West)	123	1,322	November 2019
Total	1,248	13,432	



Terms

The suites are available on full repairing and insuring terms. Further information on the quoting rent is available from the letting agents.

Rateable Value

The incoming tenants will be responsible for the payment of local authority rates in the usual manner. Interested parties should make their own enquiries to Glasgow City Council.

Legal Expenses & VAT

Each party will be liable for their own legal expenses incurred in the transaction, with the incoming tenant being liable for Land & Buildings Transaction Tax, registration dues and any VAT thereon in relation to the lease.

Energy Performance Certificate

The property has an EPC rating 'D+'.

Contact

Colin McGhee
+44 (0) 141 222 4140
colin.mcgee@savills.com

David Cobban
+44 (0) 141 222 4101
dcobban@savills.com

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