

120

Glasgow G2 2QD

**West
Regent
Street**

**To Let
818 sq ft to
4,736 sq ft**

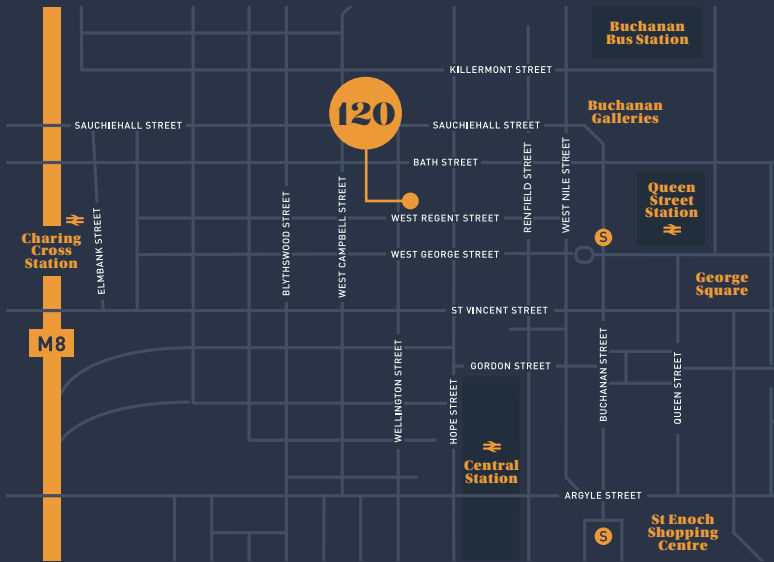
**Excellent City
Centre Location**

- Attractive corner building
- Bright open plan floors
- Existing high quality fit out
 - Fully refurbished
 - Garage parking

120

West
Regent
Street






LANDMARK LOCATION

120 West Regent Street enjoys a fantastic location in the heart of Glasgow's traditional core office district. An established office location, it is ideal for visitor and staff access by car or public transport with Q-Park (public car park) virtually adjacent.


The location provides a vibrant and wide ranging mix of coffee shops, restaurants and all types of retail within minutes walk.

Amenities


- 01 Rogue City Hotel (Bath St)
- 02 Sartis (Wellington Street)
- 03 Pure Gym (Bath St)
- 04 Tesco Express (Sauchiehall St)
- 05 Kimpton Blythswood Square Hotel (Blythswood Square)

Close to Glasgow's main retailing thoroughfare, Buchanan Street



5 minutes' walk from both Glasgow Central and Queen Street stations



Wide range of bars, restaurants and cafés within the vicinity



3 minutes from Q Park in Sauchiehall Street



Prime corner location

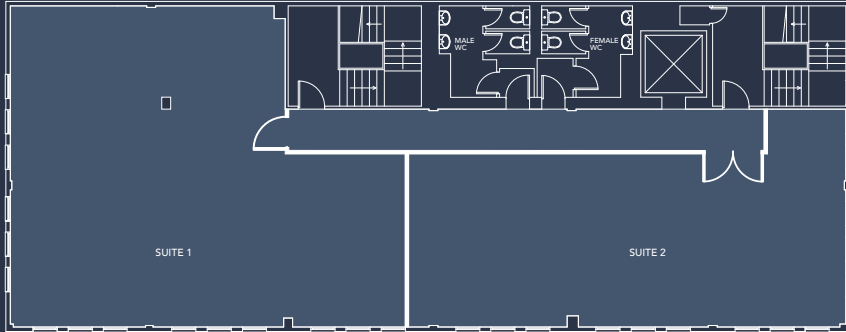


Easy access to M8 and motorway network

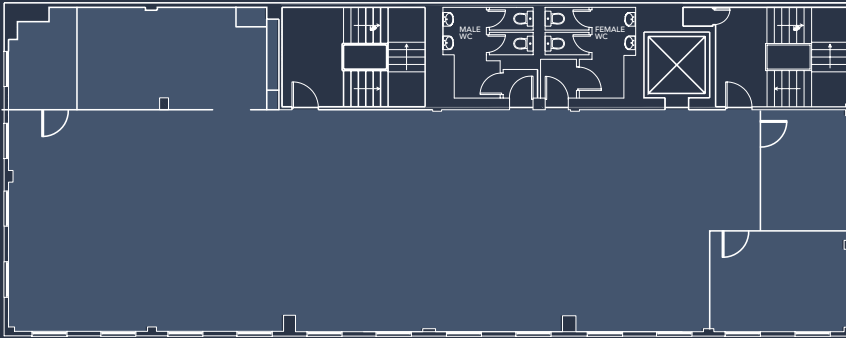
120

West
Regent
Street

FLOOR PLANS



5th Floor



4th Floor

ACCOMMODATION

FLOOR	SQ FT	SQ M
5th (Suite 1)	1,313	121.98
5th (Suite 2)	818	75.99
4th	2,605	242.01
Total	4,736	439.98

BUILDING OCCUPIERS

Other occupiers in the building include West Ranga Property Group, Mediterranean Shipping Company and Ashfield Healthcare.

SPECIFICATION

- Refurbished entrance areas and common areas
- Secure door entry system providing 24 hour access
- 8 person passenger lift serving all floors
- Metal suspended ceilings with recessed LED light fittings
- New comfort cooling and central heating
- Raised access floors, with floor boxes wired for power in situ
- Refurbished dedicated male & female toilets on each floor
- Secure car parking available
- Shower and cycle racks to be installed
- 1GB leased line available immediately for incoming tenants
- Fully fitted options available



120

West Regent Street

Glasgow G2 2QD



EPC

The property has an EPC 'B' rating.

VIEWING & FURTHER INFORMATION



Phil Reid
phil@philreidassociates.com
07876 398 465



Hannah Lowe
hannah.lowe@cbre.com
07917 651 872

Martin Speirs
martin.speirs@cbre.com
07590 864 816

RATEABLE VALUE

5th Floor To be reassessed
4th Floor £30,000

RENT & SERVICE CHARGE

Details are available on request.

Phil Reid Associates / CBRE on their own behalf and for vendors or lessors of this property, whose agent it is, gives notice that: 1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Publication Date: January 2023.