



Skypark

McDonald's

Spicy
my favourite, here to stay

TO LET
4,625 SQ FT

Skypark 5, 4th Floor

45 Finnieston Street,
Glasgow, G3 8JU

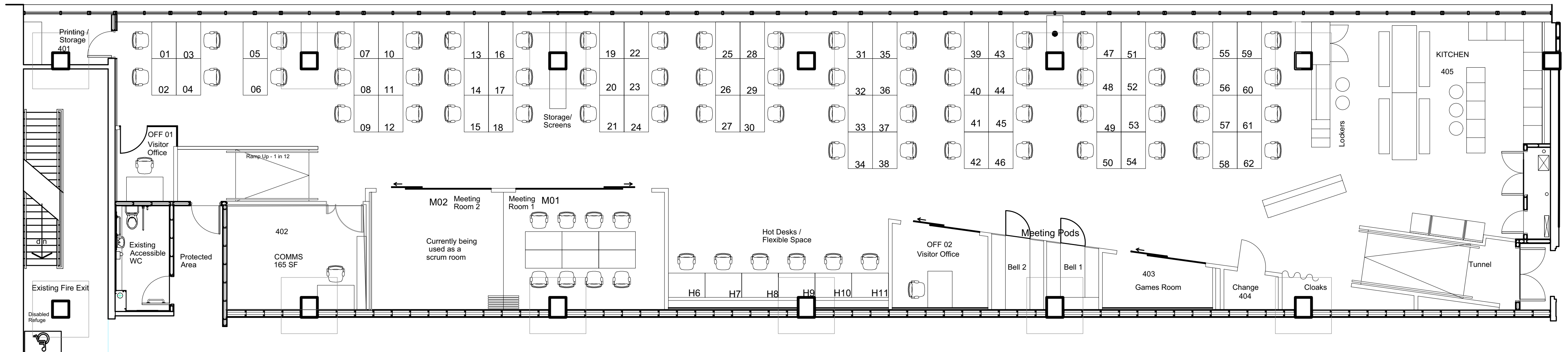
A modern office kitchen area featuring a long wooden table in the foreground, a grey kitchen counter with a sink and coffee machine, and a large living wall with green plants. Three large, reflective spherical pendant lights hang from the ceiling. The background shows a grey wall with a geometric pattern and a stainless steel refrigerator.

Modern and contemporary,
fully fitted office accommodation
on the 4th Floor of Skypark 5 in
Glasgow's trendy Finnieston area.

Description

The suite occupies part of the 4th Floor at Skypark 5 and is fully fitted to a high specification. It provides a combination of open plan workspace and variety of dedicated rooms which can service a multitude of uses including meetings, video conferencing and private offices. The suite benefits from dedicated kitchen and break out areas as well as casual meeting pods.

The wider Skypark development offers changing/locker facilities with showers, bike storage, on-site cafes and pop-up operations and 24 hour on-site security and management team.



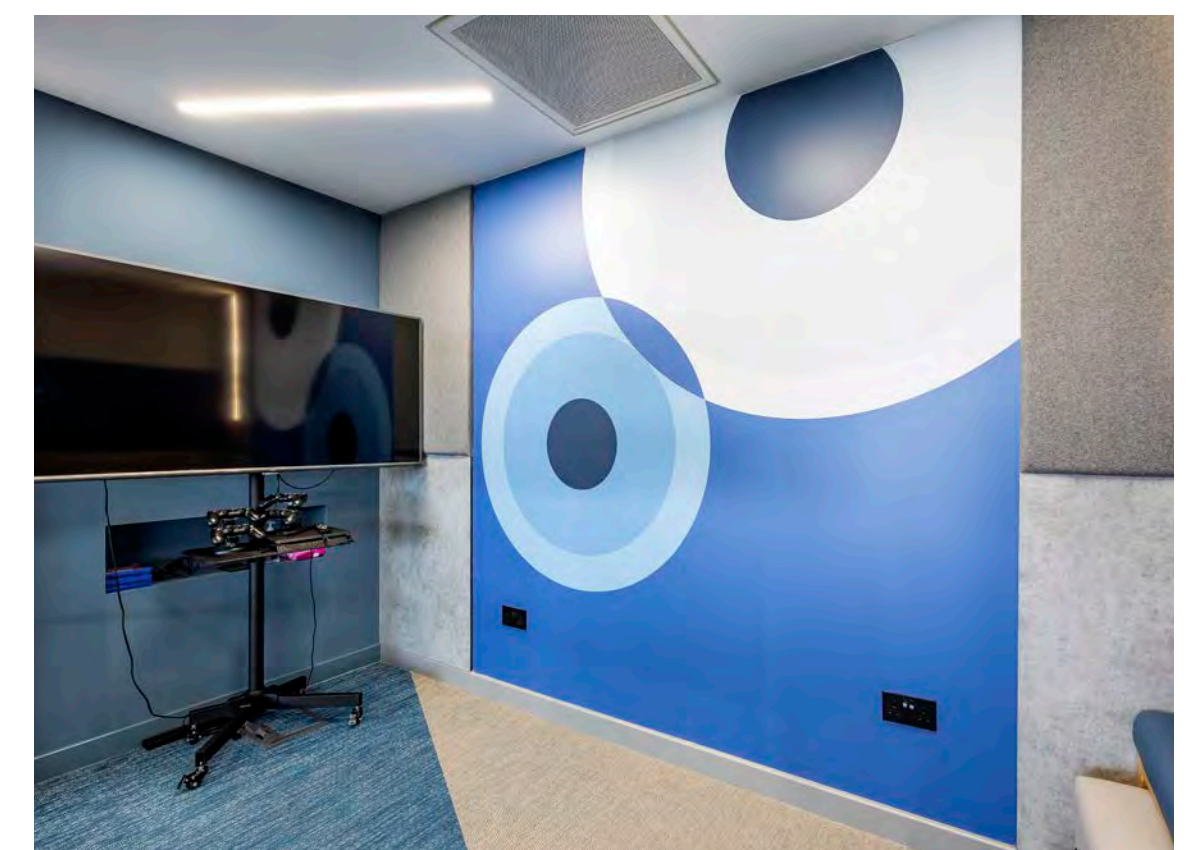
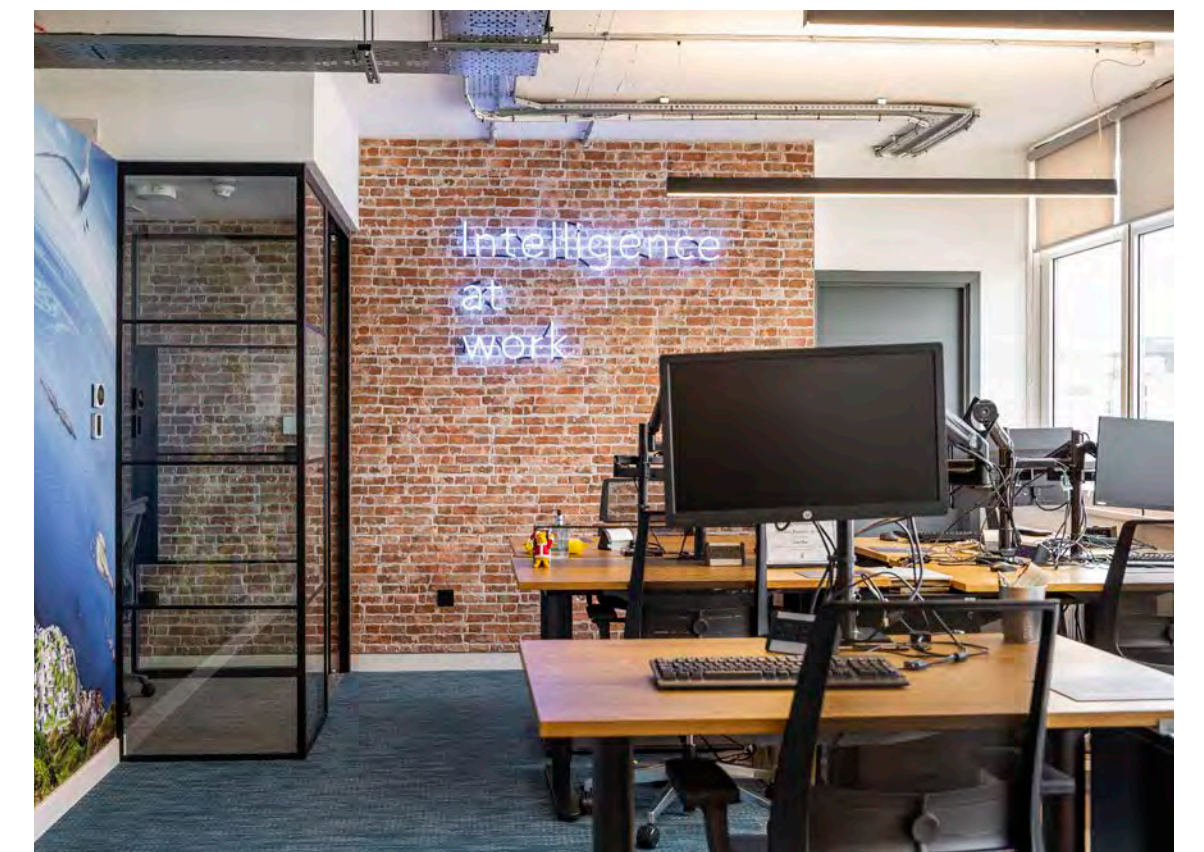
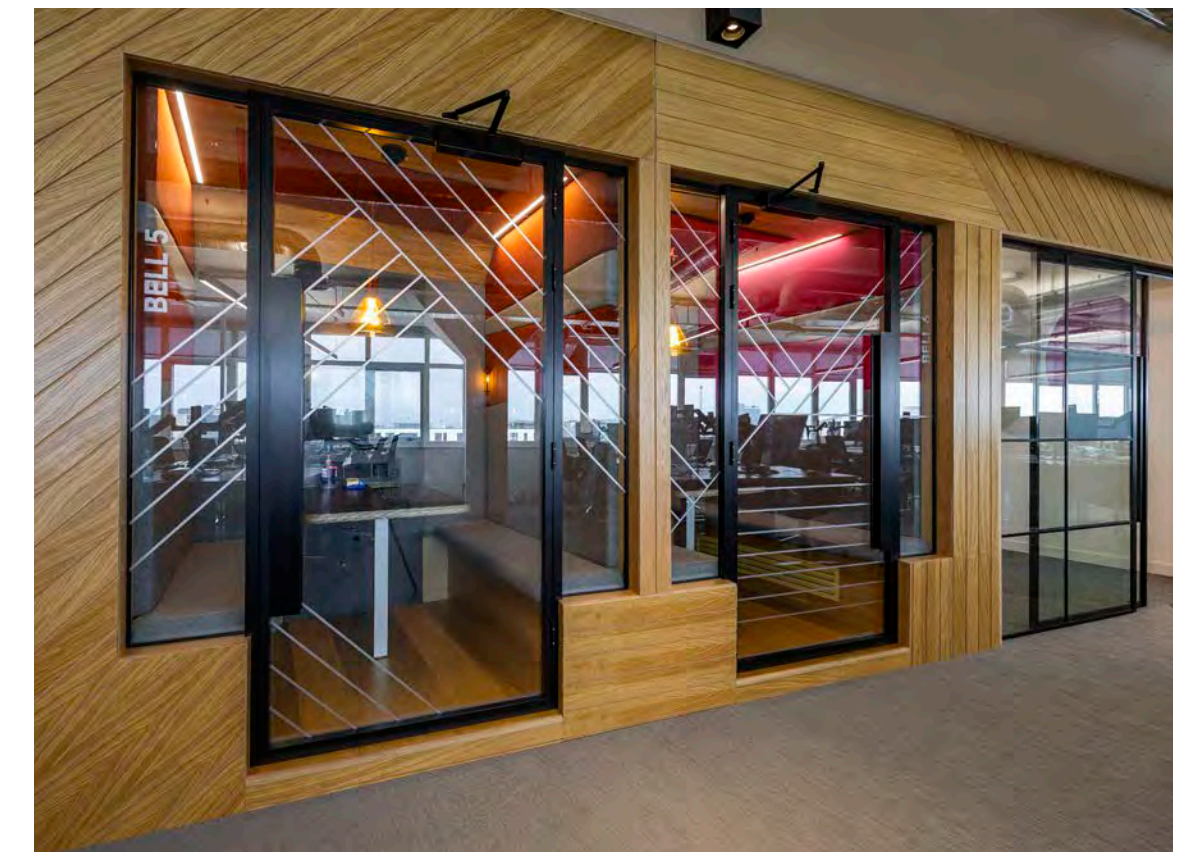
Specification

- _ High specification fit out
- _ Dedicated kitchen & break out area
- _ 62 workstations
- _ 4 meeting rooms
- _ 2 meeting pods
- _ Games room
- _ Changing room with drying facility
- _ Storage lockers
- _ VRF air conditioning
- _ Raised access floors
- _ Passenger lift

Accommodation

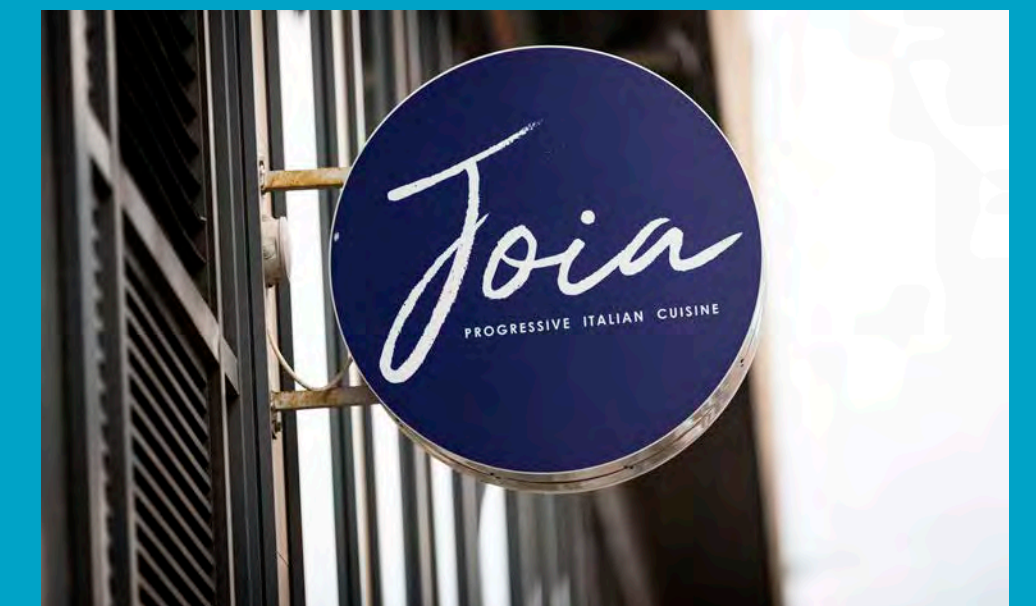
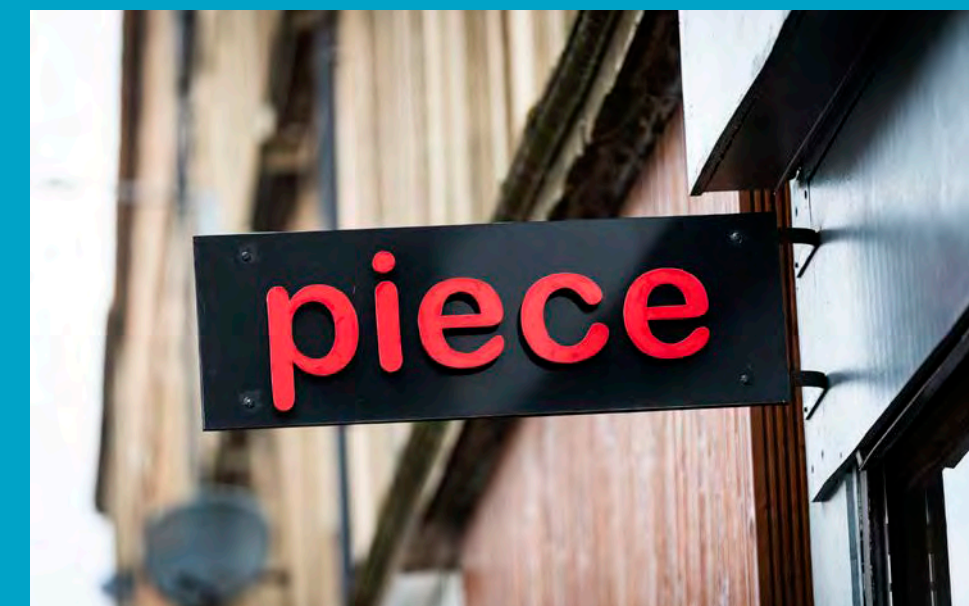
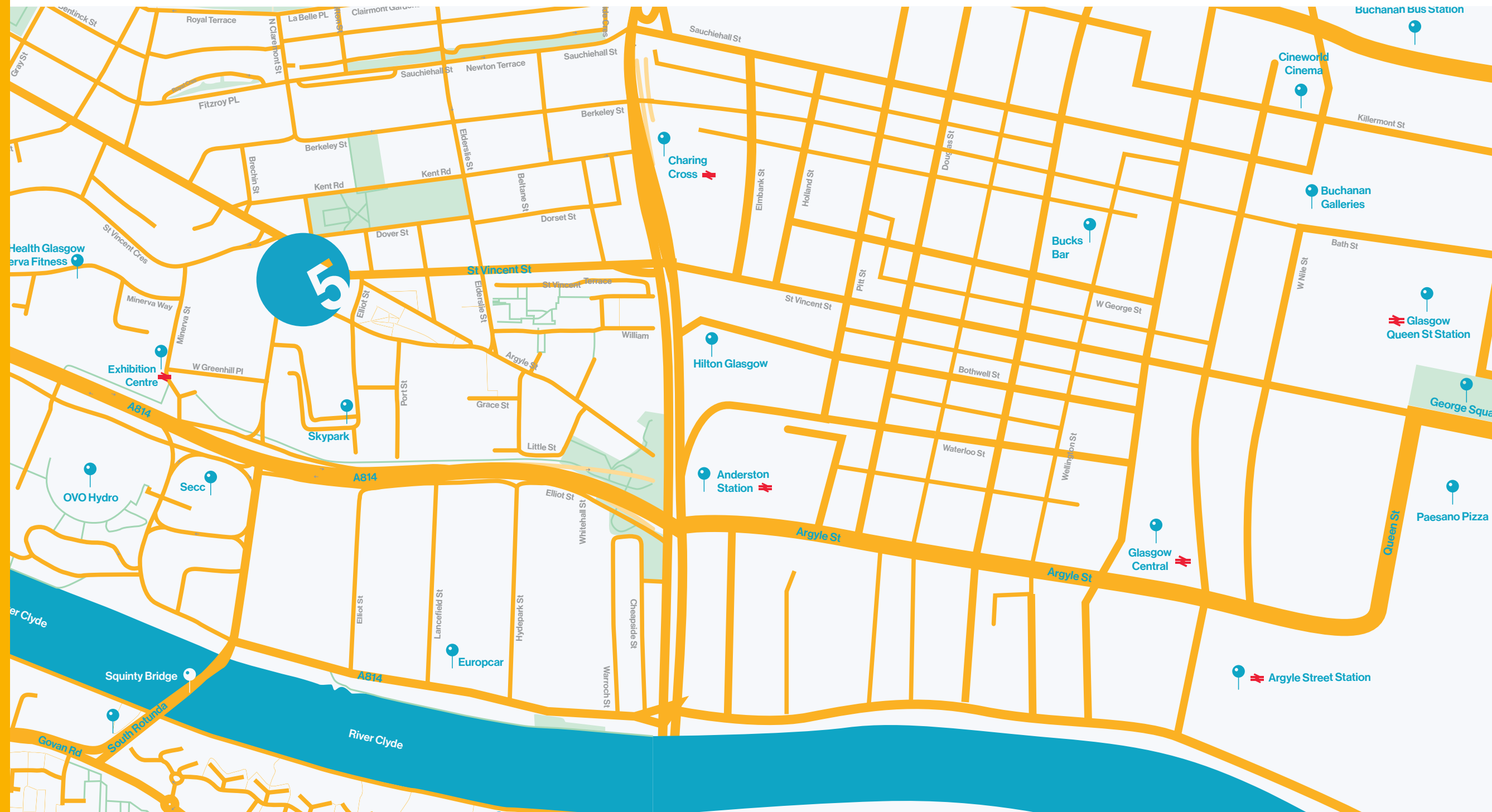
The accommodation comprises the following areas:

Name	sq ft	sq m
4th - Suite 4C	4,625	429.68



Location

Skypark 5 is located on Finnieston Street, on the periphery of Glasgow's city centre. The property benefits from access to nearby public transport links with Exhibition Centre railway station located 250m from Skypark which connects to Glasgow City centre. Anderston and Charing Cross stations are approximately 10 minutes' walk away, as well as local bus routes available nearby. Skypark is located adjacent to the Clydeside Expressway which connects to the M8, M74 and M77 motorways.



Further Information

The suite is available by way of a sublease or assignment which expires in January 2024. A longer lease is available direct from the Landlord.

EPC Rating C



Disclaimer

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