

The background features a complex geometric pattern composed of squares and triangles. The colors used are dark blue, light blue, orange, and white. The pattern is symmetrical and creates a sense of depth and movement. The text '144 ELLIOT STREET' is centered horizontally and vertically within the white space of the pattern.

144 ELLIOT STREET



**TO LET**

# 11,400 sq ft of superb workspace

144 Elliot Street is a 40,247 sq ft high quality office building occupying a prominent position at the gateway to Glasgow City Centre.







New look,  
new feel!



# Centre of the action

## NEIGHBOURING OCCUPIERS

- 01 Scottish Power HQ
- 02 KPMG, Zurich & Wood Group
- 03 GE & NHS
- 04 Daily Record/Sunday Mail
- 05 French Duncan & Clintec
- 06 Skypark:  
Leidos  
PTW  
Startline Motor Finance  
V.Ships UK  
Crocodile Communication  
Fleet Alliance Limited  
Serco Global Services
- 07 Xero Energy
- 08 Equator Digital Agency

## AMENITIES

- 01 Springfield Quay Leisure Park
- 02 Nuffield Health
- 03 SSE Hydro
- 04 SEC / Armadillo
- 05 The Rotunda Bar & Diner
- 06 Big Licks
- 07 Currys PC World
- 08 Lidl
- 09 El Perro Negro
- 10 Lebowskis
- 11 Accento Café
- 12 Pickled Ginger
- 13 Clydebuilt Bar & Kitchen
- 14 India Quay
- 15 Wilson's Catch of the Day

## HOTELS

- 01 Radisson RED
- 02 Hilton Garden Inn
- 03 Campanile
- 04 Glasgow Argyle Hotel
- 05 Premier Inn
- 06 Glasgow Marriott
- 07 Hilton Hotel

## NEXTBIKE STATIONS

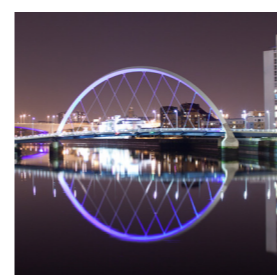
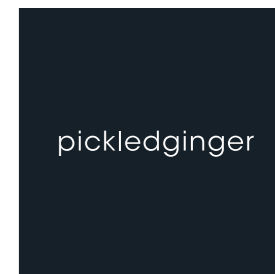
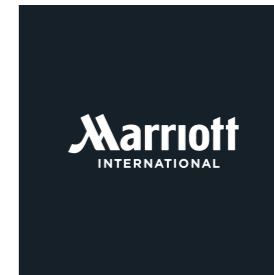
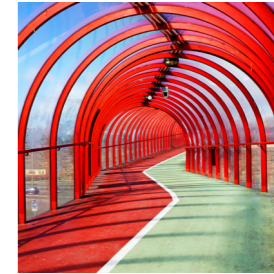
- 01 SEC Station
- 02 Finnieston Street Station





# Work-life Balance

Lying between the City Centre and the West End, Finnieston combines commerce with many of Glasgow's main leisure attractions.





# Top Spec

The subjects comprise a modern four storey office building, offering flexible and sophisticated accommodation together with a generous provision of secure car parking.



Intruder alarm system



Metal full raised access flooring



Commissionaire manned reception



Large floor plates



Air conditioning system



2 x 8 person passenger lifts



Floor to ceiling height of 2.7m



Metal suspended ceilings with recessed LED lighting

WC

Male, female and accessible toilets

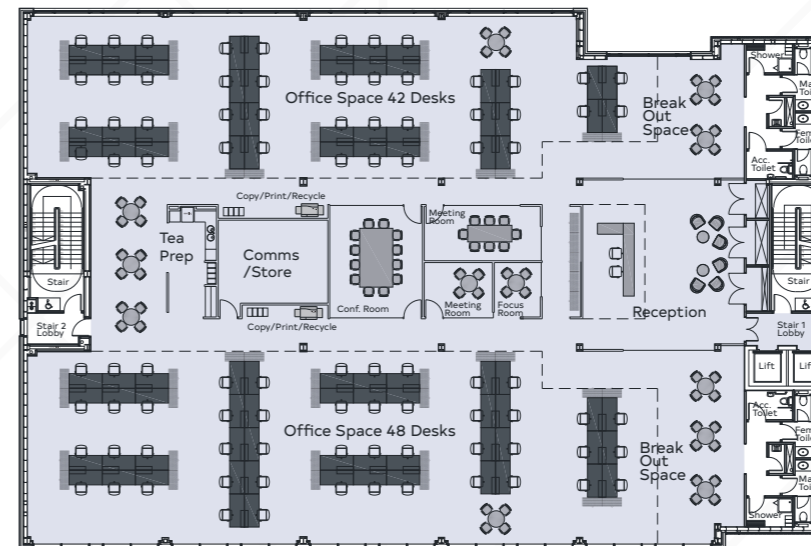


Showers



17 car parking spaces

## Space Plan \*PLAN NOT TO SCALE



## Accommodation

FLOOR	SQ FT	CAR PARKING
2rd	11,400	17

## Lease Terms

The accommodation is available to lease on new full repairing and insuring terms, for a period to be agreed.





# Further Information

For further information, please contact the joint letting agents:

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