

80 St Vincent Street,  
G2 5UB



TO LET

Superb, Modern  
Offices In The  
Heart of Glasgow



## Location

80 St Vincent Street is brilliantly positioned to take advantage of everything Glasgow's city centre has to offer. A wealth of eating, drinking and retail opportunities are located immediately on the doorstep, with Buchanan Street only one block away.

St Vincent Street is one of Glasgow's premier business addresses, with significant corporate occupiers located nearby.

Access to public transport is excellent with Central and Queen Street Railway Stations located less than 5 minutes' walk away, along with Buchanan Street Subway and the Airport Bus Link.

## Amenities

- |                                    |                        |
|------------------------------------|------------------------|
| 1. Halloumi                        | 13. Starbucks          |
| 2. Opium                           | 14. Happy Hippo        |
| 3. Buck's Bar                      | 15. Piece              |
| 4. Camba                           | 16. Chakoo Bombay Cafe |
| 5. Kimpton Blythswood Square Hotel | 17. Topolabamba        |
| 6. Pizza Punks                     | 18. Costa Coffee       |
| 7. PureCym Bath Street             | 19. River Hill Cafe    |
| 8. Citizen M                       | 20. All Bar One        |
| 9. Cineworld Cinema                | 21. Miller & Carter    |
| 10. Buchanan Galleries             | 22. Pret A Manger      |
| 11. Shilling Brewing Company       |                        |
| 12. Mamasan Bar & Brasserie        |                        |

## Car Parks & Nextbike Stations

- |                                    |
|------------------------------------|
| 23. Car Parks & Nextbike Stations  |
| 24. Nextbike Station George Square |
| 25. NCP Mitchell Street            |
| 26. Q - Park Waterloo Street       |
| 27. Nextbike Station Hope Street   |





Renfield Street

W George St



W Nile St

Buchanan St  
Underground  
Station

Queen St  
Station

Buchanan St





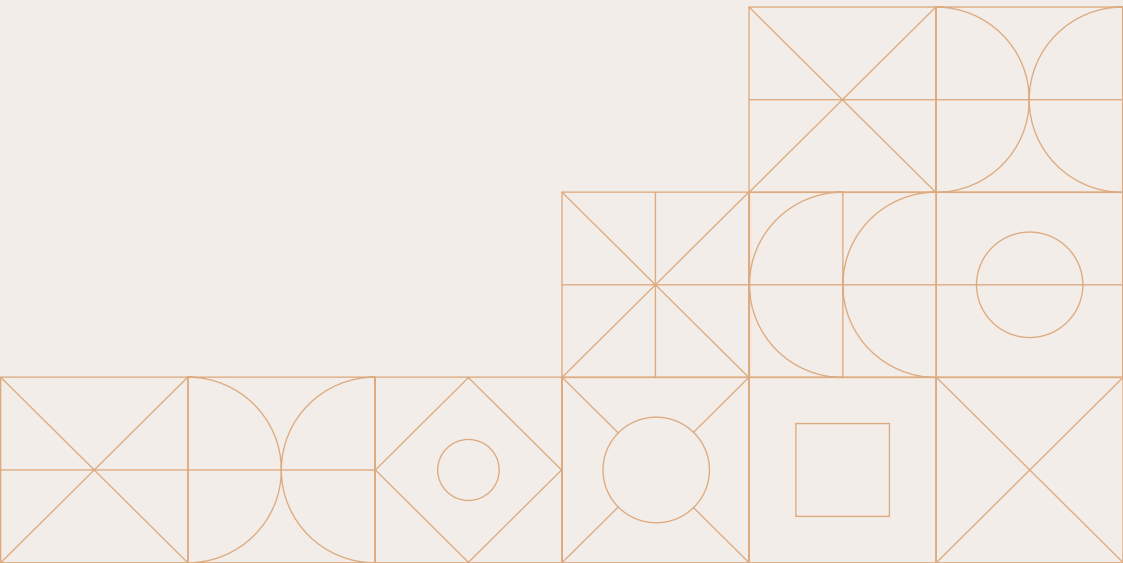
## Description

Originally designed for the Yorkshire Insurance Company, 80 St Vincent Street's exterior is of a classic 1930's Art Deco style.

The building has recently undergone a comprehensive refurbishment to offer completely self-contained office suites with contemporary design, offering bright and light filled work spaces suitable for a variety of modern-day occupiers.

The building offers the below specification:

- Remodelled entrance and common areas
- Self-contained open plan offices
- LED lighting throughout, ensuring a well-lit environment
- Raised Floors
- Suspended Ceilings
- Dedicated WC and kitchen facilities
- Convenient lift access for easy mobility













## Accommodation

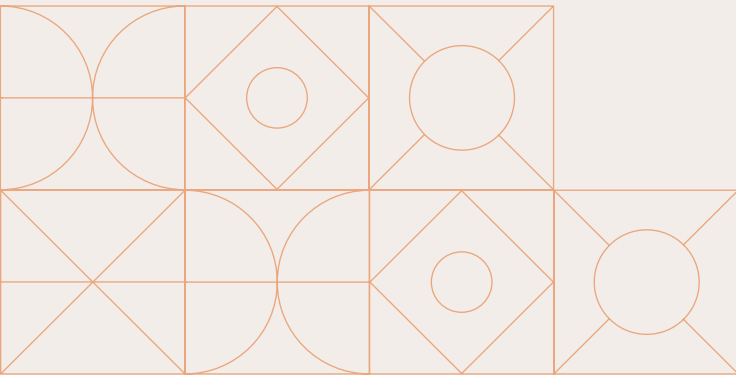
We have measured the property in accordance with the RICS Property Measurement (2nd Edition).

The following suites are currently available measured on a net internal basis, as follows:

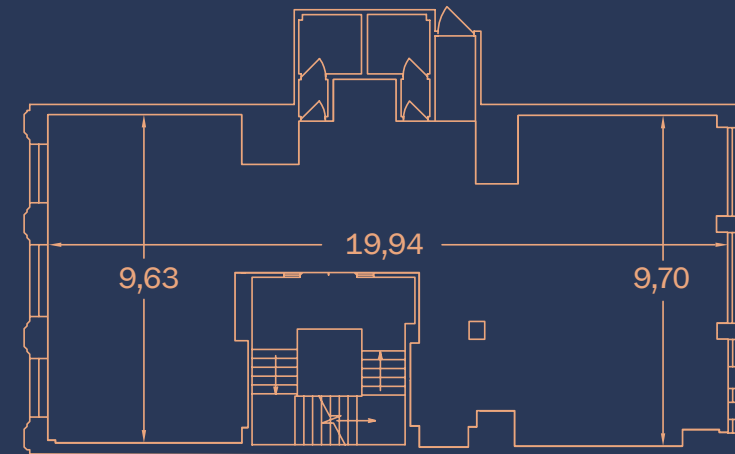
Floor	Sq Ft
6th Floor	1,733
5th Floor	1,735
4th Floor	1,758
1st Floor	1,584

## Suite Delivery

At 80 St Vincent Street the suites are offered on a traditional open plan basis, however the landlord can offer fully bespoke fit out options on a turnkey basis with specification levels to suit all modern day occupiers. All delivered on an open book cost model with full collaboration between landlord and occupier.



## Typical Floor Plan



## Typical Space Plan



Indicative floor plans. Not to scale.





## Lease Terms

The available suites are available on a new Full & Repairing lease terms to be agreed.

## Energy Performance Certificate

The EPC rating is TBC

## Local Authority Rates

Interested parties should contact Glasgow City Council Assessors Department for further information [www.saa.gov.uk](http://www.saa.gov.uk).

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

## VAT

All figures quoted are exclusive of VAT.  
Payable at the prevailing rate.

## Viewing & Further Information

Contact the joint letting agents:



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[james.couper@knightfrank.com](mailto:james.couper@knightfrank.com)

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