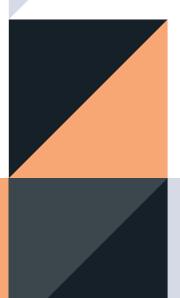
### 144 ELLIOT ST<mark>reet</mark>



Click <u>here</u> to watch our film



### TO LET

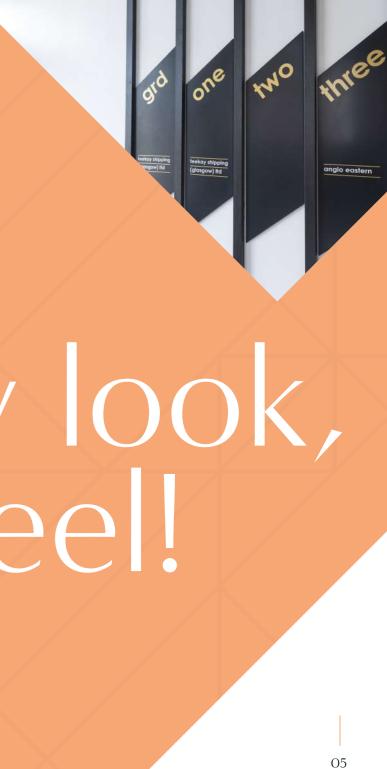
### 11,400 sq ft of superb workspace

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

 $\bigcirc$ 

- 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 Energy08 Equator Digital Agency

#### 

- 01 Springfield Quay Leisure Park
- 02 Nuffield Health
- 03 SSE Hydro
- 04 SEC / Armadillo
- 05 The Rotunda Bar & Diner

01

11

02

INNIESTON

DISTRICT

09)

10

02

- 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



CENTRAL STATION



06

07

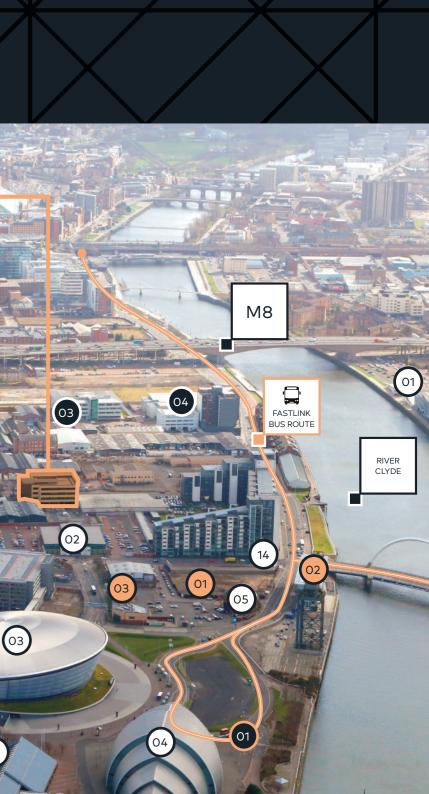
08





Summer

05



















CAFE



EL PERR® NEGRO





### Work-life Balance

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

08



















pickledginger





# 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.











 $\bigotimes$ 

Intruder alarm system Metal full raised access flooring





Air conditioning system

WC

2 x 8 person passenger lifts

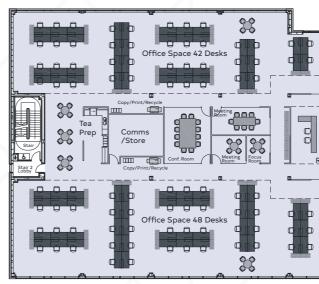


Male, female and accessible toilets

Showers

 $\square$ 

 $Space \ Plan \ {}_{* \text{plan not to scale}}$ 









Commissionaire manned reception

Large floor plates

Floor to ceiling height of 2.7m



17 car parking spaces



#### Metal suspended ceilings with recessed LED lighting

### Accommodation

FLOOR	SQ FT	CAR PARKING
2nd	11,400	17

# Break

### 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:



Andy Cunningham 0141 204 7667 07793 808 490 andy.cunningham@cbre.com

Hannah Lowe 0141 204 7690 07917 651 872 hannah.lowe@cbre.com



Colin MacKenzie 0141 566 6024 07912 805 890 colin.mackenzie@knightfrank.com

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