



# TO LET

## 4<sup>th</sup> Floor Office Suite

### PACIFIC HOUSE

#### 70 WELLINGTON STREET

#### GLASGOW, G2 6UA

- **360.09 sq m (3,876 sq ft)**
- Prime city centre office location
- Close proximity to excellent public transport links
- Flexible space plan available
- Car parking spaces available subject to separate negotiation
- **Rent: £20 psqft**

#### VIEWING & FURTHER INFORMATION:

Adam Honeyman  
[a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)  
T: 0141 331 2807

Declan O'Neill  
[declan.oneill@Shepherd.co.uk](mailto:declan.oneill@Shepherd.co.uk)  
T: 0141 331 2807

[www.shepherd.co.uk](http://www.shepherd.co.uk)

#### LOCATION

The subjects are located within the heart of Glasgow's International Financial Services District. More specifically Pacific House occupies a prominent corner location at Wellington and Cadogan Street.

Occupiers within immediate surrounding area include a number of major banks including JP Morgan, Clydesdale Bank and Morgan Stanley. Pacific House also houses a number of professional service firms including Levy & McRae and Ernst & Young.

The building is ideally situated for access to and from the M8 motorway and lies within short walking distance of Glasgow Central and Queen Street Railway Station. The subjects are also well placed to benefit from Glasgow's City Centre amenities.

Car parking is available by way of separate negotiation, with additional car parking located nearby within Cadogan Square Car Park and Q-Park Waterloo Street.

#### DESCRIPTION/ACCOMMODATION

The subjects provide a spacious open plan fourth floor office space within a steel framed building arranged over 7 floors.

The office accommodation is accessed via a spacious ground floor reception foyer which leads to an internal staircase and passenger lift. At fourth floor the suite provides an attractive office space which is ready for immediate occupation.

The office space has been finished to a high standard throughout and benefits from the following specification:

- Raised access flooring
- Flexible open plan floor plates
- Shower facility
- Male, female and disabled toilet
- Metal suspended ceiling
- Comfort cooling
- Ceramic tiled floors and carpet floor covering
- EPC Rating C

The space is currently configured to provide a single open plan office suite. The space however is flexible and smaller floor plates can be provided to suit occupier needs.



# TO LET

## 4<sup>TH</sup> FLOOR OFFICE SUITE PACIFIC HOUSE 70 WELLINGTON STREET GLASGOW, G2 6UA

From sizes taken at the time of our inspection, and in accordance with the current RICS Code of Measuring Practice, we calculate the property to extend to the following net internal areas.

NIA = **369.09m<sup>2</sup> (3,876sqft)**

### RENT

We are seeking to lease the premises on the basis of a full repairing and insuring lease at a rental rate of £20 per square foot, exclusive of VAT .

### RATING

The premises are entered in the current Valuation Roll with a rateable value of £38,000.

### LEASE TERMS

Our clients intention is to sub-lease or assign the advertised space. Further details can be provided to seriously interested parties.

### SERVICE CHARGE

A service charge exists in respect of the common parts of the building. It is understood that the current service charge for the property is £5.38 per square ft.

### EPC

The subjects have an EPC rating of C

A copy of the energy performance certificate can be provided to interested parties upon request.

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### LEGAL COSTS

Please note that each party is responsible for their own legal costs relative to the transaction.

### VIEWING

For further information or viewing arrangements please contact the sole agents:

A Shepherd Chartered Surveyors,  
5<sup>th</sup> Floor, 80 St Vincent Street,  
Glasgow, G2 5UB  
T 0141 331 2807

E Adam Honeyman – [a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)  
Declan O'Neill – [declan.oneill@shepherd.co.uk](mailto:declan.oneill@shepherd.co.uk)

W [www.shepherd.co.uk](http://www.shepherd.co.uk)

Oct 2019

