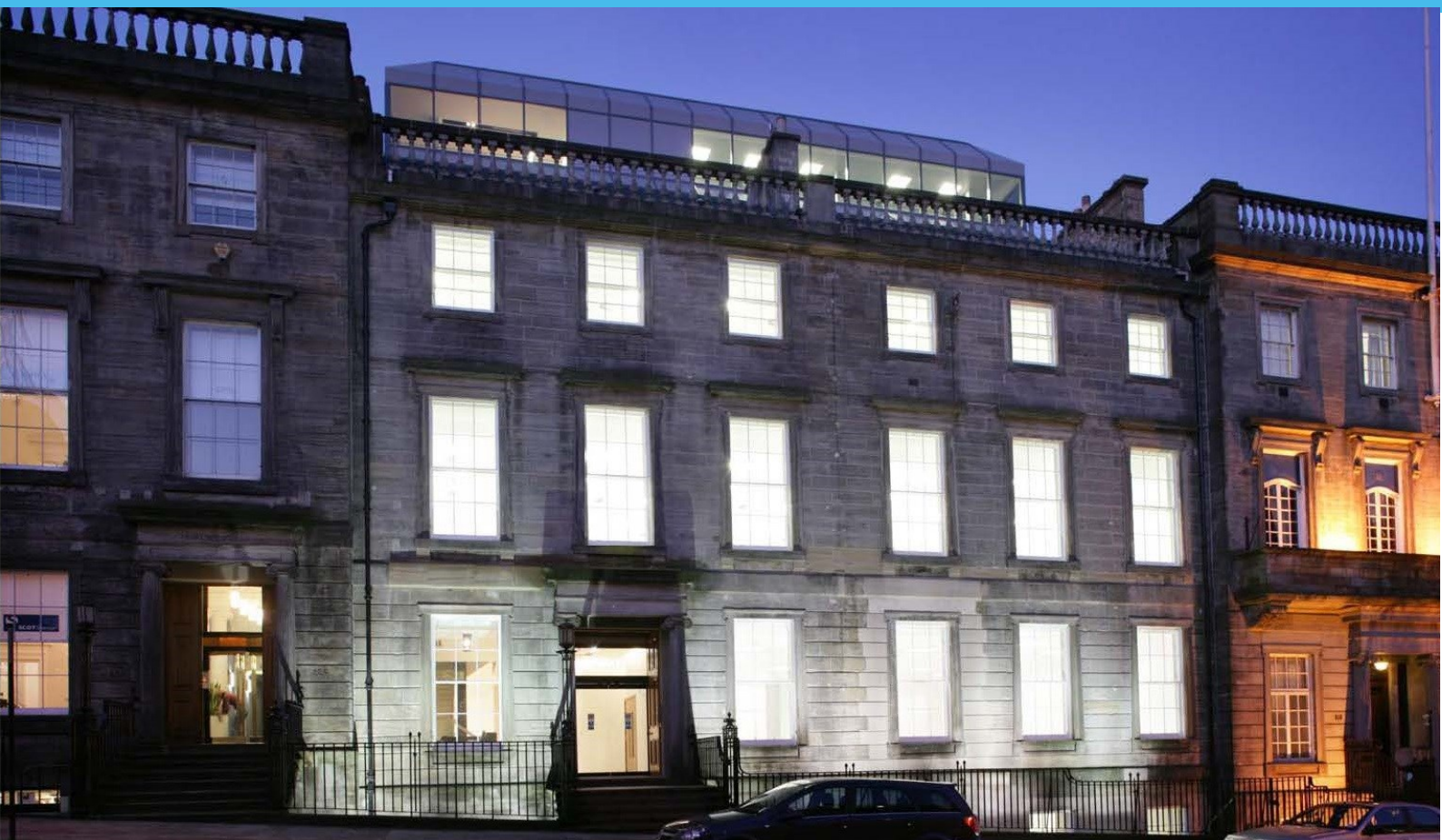


PRELIMINARY ANNOUNCEMENT

Ryden.co.uk
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130 St Vincent Street, Glasgow, G2 5HF
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To Let Prime City Centre Offices



220 St Vincent Street Glasgow

- Suites from 2,503 sq ft to 15,178 sq ft
- Prime location
- Highly specified accommodation
- Secure dedicated car parking
- Available Q1, 2015

Viewing strictly by appointment with letting agents.

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Location

220 St Vincent Street occupies a strategic location in the heart of Glasgow's prime office core.

The building is home to an impressive range of corporate occupiers including Hiscox Insurance and Towry Law.

Description

220 St Vincent Street provides a classical external elevation enclosing six floors. The building provides high quality modern office accommodation providing an efficient and attractive working environment throughout.

The building is accessed via a contemporary entrance foyer from where each floor is accessible via two passenger lifts.

Specification Highlights

- Commissionaire manned reception foyer
- Contemporary finishes throughout
- VRV heating and cooling system
- Raised access flooring
- Metal suspended ceiling tiles
- Recessed modern light fittings
- Attractive private external terrace (third floor)
- Two passenger lifts serving each floor
- Male, female and disabled person toilet facilities on each floor
- Male and female shower rooms with secure lockers
- Secure garaged car parking
- Secure cycle racks

Accommodation

The available accommodation will comprise:

Lower Ground Floor	2,503 sq ft
Ground Floor	1,899 sq ft
First Floor	6,078 sq ft
Third Floor	4,698 sq ft
Total	15,178 sq ft

Rental

Upon application.

Car Parking

9 secure car parking spaces are available.

Energy Performance Certificate

EPC rating "E".

Viewing/Further Information

Strictly through the sole letting agents:

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