

# 90

**St Vincent Street**  
**Glasgow G2 5UB**

[www.90stvincentstreet.com](http://www.90stvincentstreet.com)

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## St Vincent Street

Glasgow G2 5UB

...is an imposing Category A listed building built in Portland stone over 8 levels

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Designed by John A Campbell in 1908 in the classical style, it boasts an impressive commissionaire manned entrance. Two passenger lifts serve each office suite, as do the main stairs. Full CCTV covers the building, with 24/7 access for all occupiers.

All of the common parts and each office suite are offered in meticulously refurbished condition to the highest standards.





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...an uplifting arrival experience

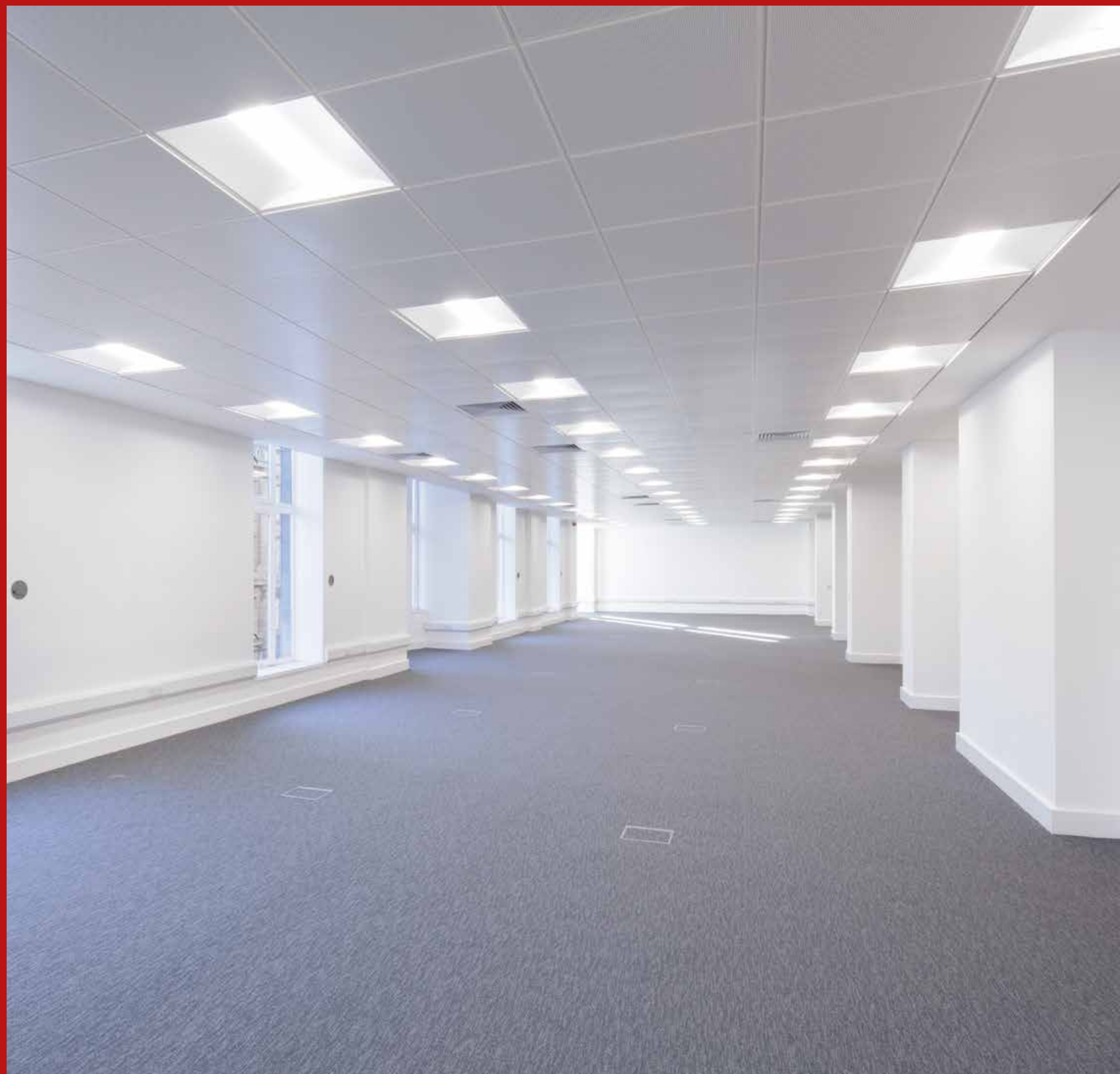
The brand new, contemporary manned reception area creates an impressive sense of arrival for staff and visitors alike and benefits from newly refurbished lifts and staircase providing access to all floors.



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...high quality refurbished suites

It's not just the reception at 90 St Vincent Street that's been upgraded, all the available accommodation is offered in fully refurbished condition.





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- | 3 pipe fan coil heating / cooling, controlled via BMS
- | Fibre already in the building
- | Suspended ceiling with LG7 LED lighting
- | Kitchen facilities in each suite
- | Cat 6 cabling available to all suites
- | Open plan layout
- | Free space planning - just ask us
- | Secure cycle storage & showers
- | Electric charging for car spaces
- | EPC rating 'D'

DETAILED OFFICE SUITE DESCRIPTION



AVAILABLE SUITES

FLOOR	SQ FT	SQ M	RENT	SC/INS	RATES PAYABLE*	TOTAL YEAR 1 COSTS
First	4,750	441	£71,250	£31,442	£33,143	£141,026
Second	5,029	467	£75,435	£33,276	£33,143	£147,350
Third	Let to Crawford					
Fourth	Let to Crawford					
Fifth	4,875	453	£73,125	£32,206	£33,143	£143,802
Sixth (South)	3,310	308	£49,650	£21,900	£22,200	£97,368
Sixth (North)	1,502	140	£22,530	£21,900	£9,840	£55,912
Seventh (South)	Let to MLM					
Seventh (North)	1,442	134	£20,188	£9,540	£9,504	£40,808

\* Exclusive of water rates

INDICATIVE SPACE PLANS

2ND FLOOR (1:10)



- 48 Desks
- 1 x Reception / Waiting
  - 1 x 12 Person Board Room
  - 1 x 8 Person Meeting Room
  - 1 x 6 Person Meeting Room
  - 1 x 4 Person Meeting Room
  - 1 x Office
  - 1 x Breakout Area
  - 1 x Print / Copy
  - 1 x Comms Room
  - 1 x Store

2ND FLOOR (1:8)



- 60 Desks
- 1 x Reception / Waiting
  - 1 x 12 Person Board Room
  - 1 x 8 Person Meeting Room
  - 1 x Breakout Area
  - 1 x Print / Copy
  - 1 x Comms Room



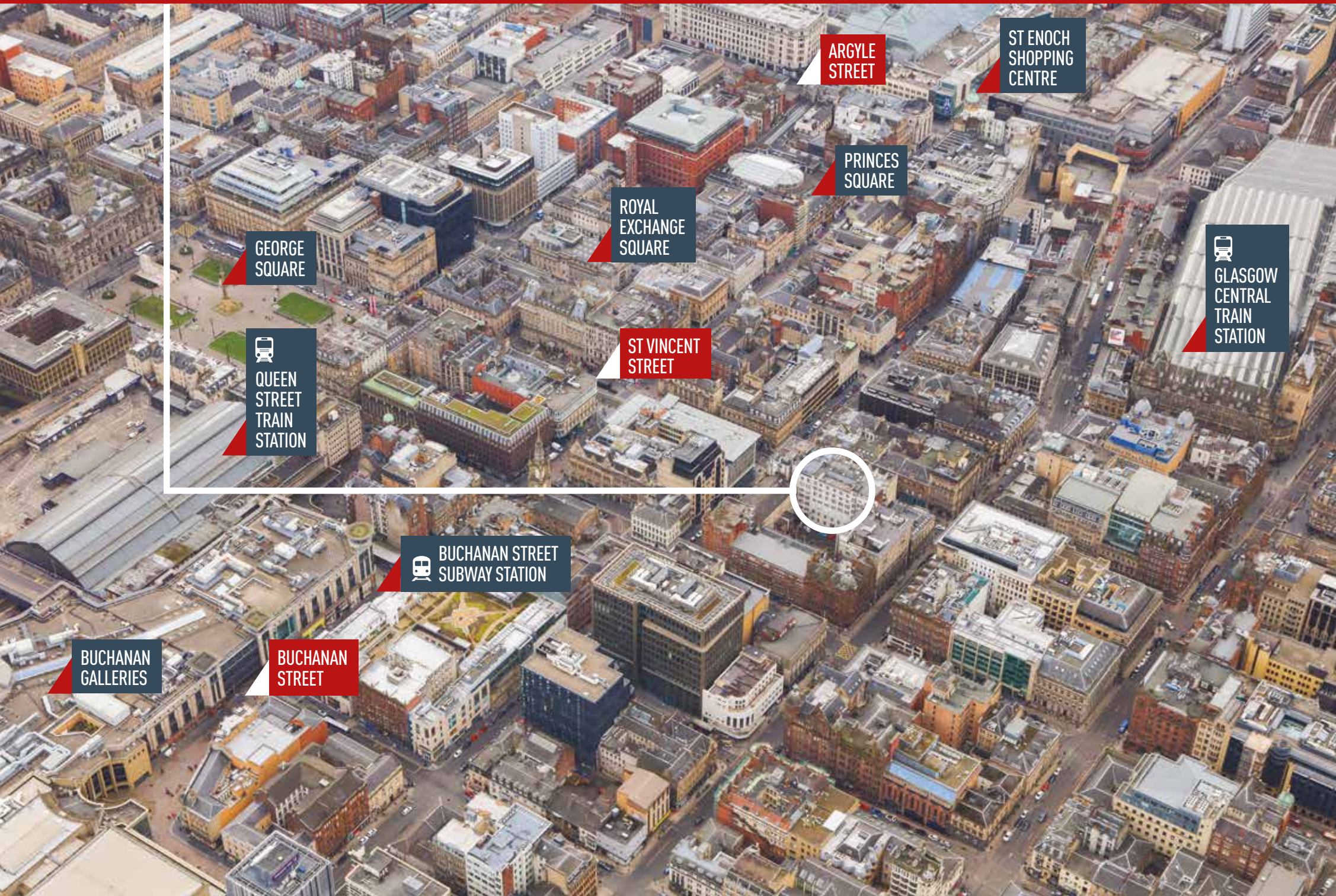
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...occupying a prime central location in the heart of the Central Business District - it is one of the best addresses for offices in all of Glasgow

The building is situated within 4 minutes' walk of both Glasgow Central and Queen Street Rail Stations and close to Buchanan Street Subway & Buchanan Street bus station - fantastic for staff, ideal for clients.

There are numerous taxi ranks nearby - with the Glasgow Airport bus also departing close to the building.





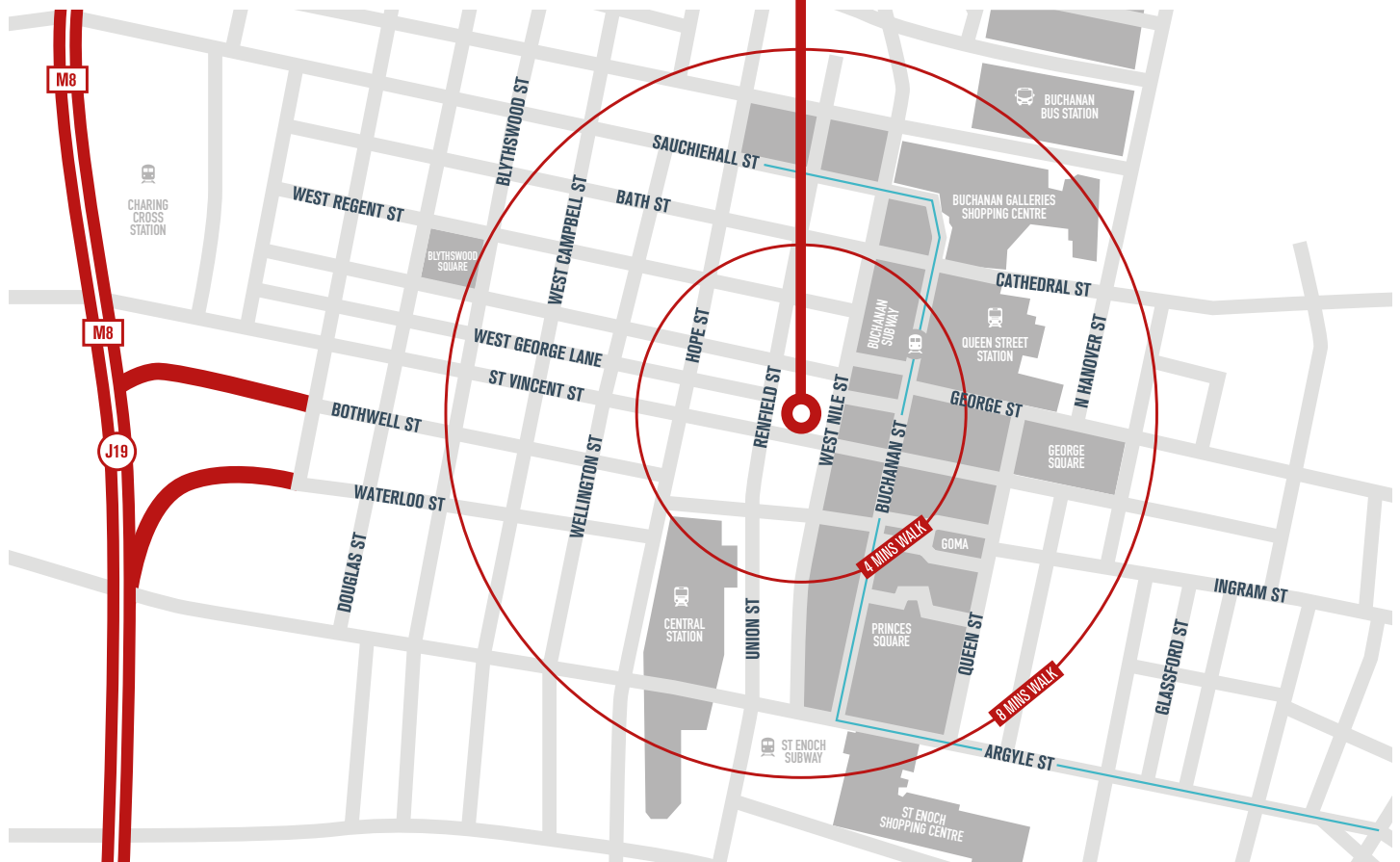
## TRAVEL TIMES

Buchanan Street: 2 mins walk  
Glasgow Central railway station: 3 mins walk  
Buchanan Street Subway: 3 mins walk  
Queen Street railway station: 4 mins walk  
St Enoch Subway: 8 mins walk  
Buchanan Street bus station: 8 mins walk  
M8 motorway: 5 mins drive  
Glasgow International Airport: 15 mins drive

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Key: — Prime Retail — Walking Times



## VIEWING & FURTHER INFORMATION

Please call our joint letting agents - they are only yards away from the building.

### Cargill

PROPERTY CONSULTANTS  
0141 248 2859

John Grewar  
john@cargillproperty.com  
0141 248 2859

### Ryden.co.uk

0141 204 3838

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