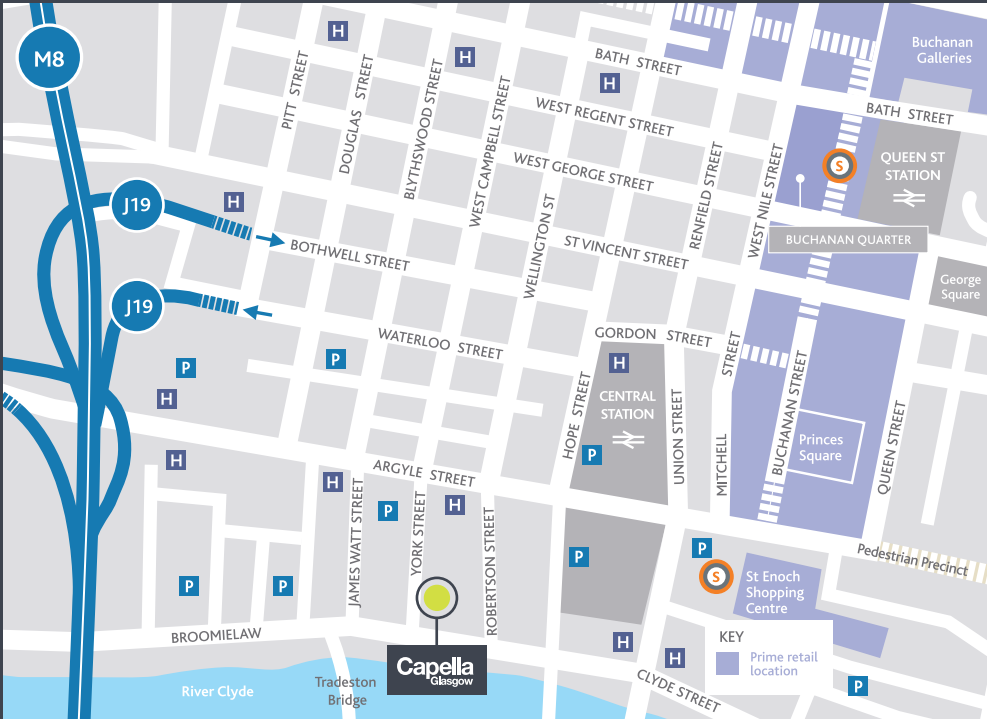




CAPELLA BOASTS AN EXCEPTIONAL LOCATION IN THE HEART OF GLASGOW'S INTERNATIONAL FINANCIAL SERVICES DISTRICT (IFSD).



Situated in one of the city's best serviced office locations, Capella is nearby to all city centre amenities, Glasgow Central Railway Station, St Enoch Subway and numerous bus routes. Nearby amenities include Costa Coffee, Tesco Express, M&S Food, LA Fitness and Radisson Blu Hotel.



FOR FURTHER INFORMATION CONTACT

PhilReid
associates

0141 225 5168

CBRE

0141 204 7666

www.cbre.co.uk

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991 Phil Reid Associates, CBRE and their clients, give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. Publication Date: November 2016

Capella
Glasgow

TO LET / LEVEL NINE / 10,904 SQ FT



CAPELLA IS REGARDED AS ONE OF GLASGOW'S MOST STRIKING OFFICE BUILDINGS. OCCUPYING A PRIME LOCATION WITHIN THE HEART OF GLASGOW'S CENTRAL BUSINESS DISTRICT.

The building provides office accommodation of the highest quality. The accommodation comprises the ninth floor and it has been fitted out to provide impressive open plan office accommodation together with a series of meeting rooms around the central core. There are four secure basement car parking spaces.

LANDMARK OFFICE BUILDING OVERLOOKING THE RIVER CLYDE.



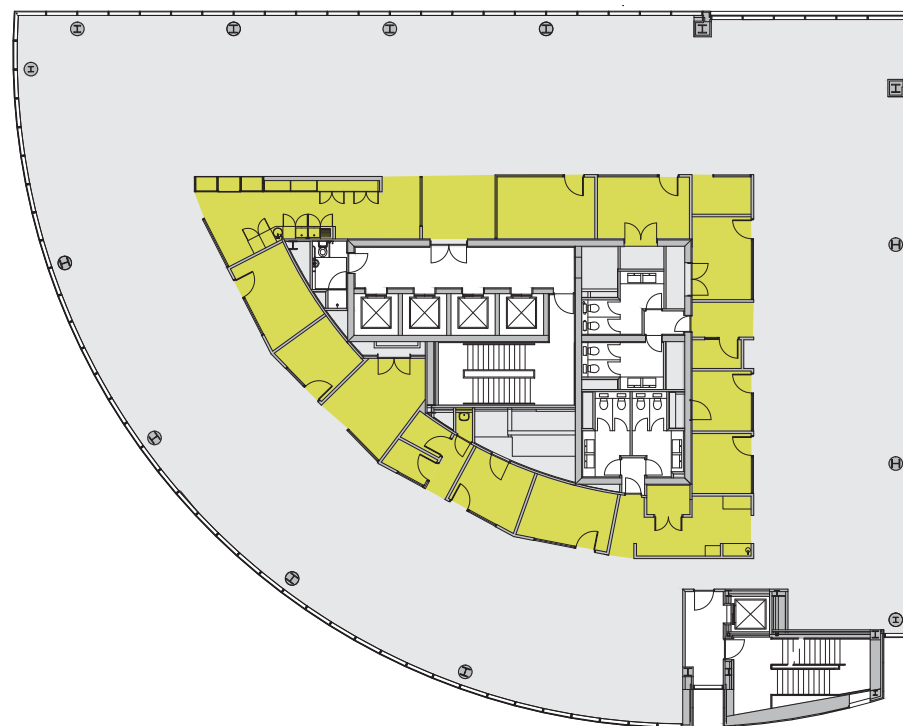
SPECIFICATION

- // Impressive double height entrance foyer
- // Impressive double height entrance foyer
- // Metal suspended ceilings
- // Intelligent lighting, designed to assist in achieving LG7 compliance
- // 4 pipe fan coil air-conditioning with flexibility to zone and enhance control
- // Building Management System
- // Full metal raised access floor
- // 4 x 13 person automatic passenger lifts
- // 24 hour manned security including extensive CCTV
- // WC and shower facilities on each floor
- // Existing high quality tenant fit out
- // EPC rating: B



LEVEL NINE FLOORPLAN

10,904 SQ FT + 4 CAR SPACES



□ OPEN PLAN OFFICE SPACE ■ EXISTING TENANT FIT OUT □ OFFICE CORE

