



# FLEXIBLE OFFICE SPACE

303 Sq M (3,263 Sq Ft)

# TO LET

THIRD FLOOR, ROWAN HOUSE  
70 BUCHANAN STREET G1 3JE

# GLASGOW

## LOCATION

Rowan House occupies a prime position in Scotland's premier shopping thoroughfare, Buchanan Street, in the heart of Glasgow's bustling City Centre. The building is excellently positioned in a landmark address to access Glasgow's key public transport hubs, as well as the best selection of retail amenities, bars and restaurants provided in the City.

## DESCRIPTION

The building is a traditional stone built retail and office development arranged over basement to fifth floors. The office premises are accessed off McCormack Lane, leading to a secure common reception area providing lift access. The suite is fully self-contained with dedicated male and female toilets, as well as a kitchen facility, and benefits from excellent natural daylight as well as a superb outlook over the vibrant Buchanan Street shopping area.

## SPECIFICATION

**The office has been fully refurbished and benefits from the following specification;**

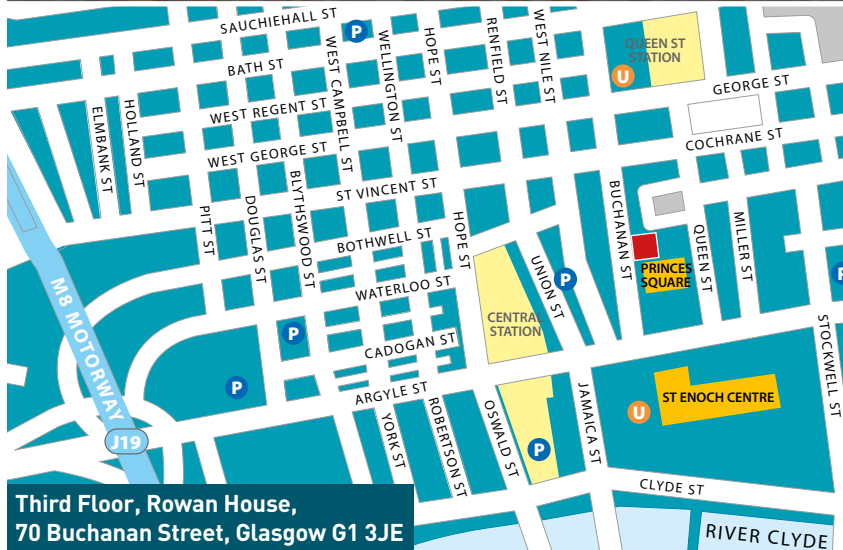
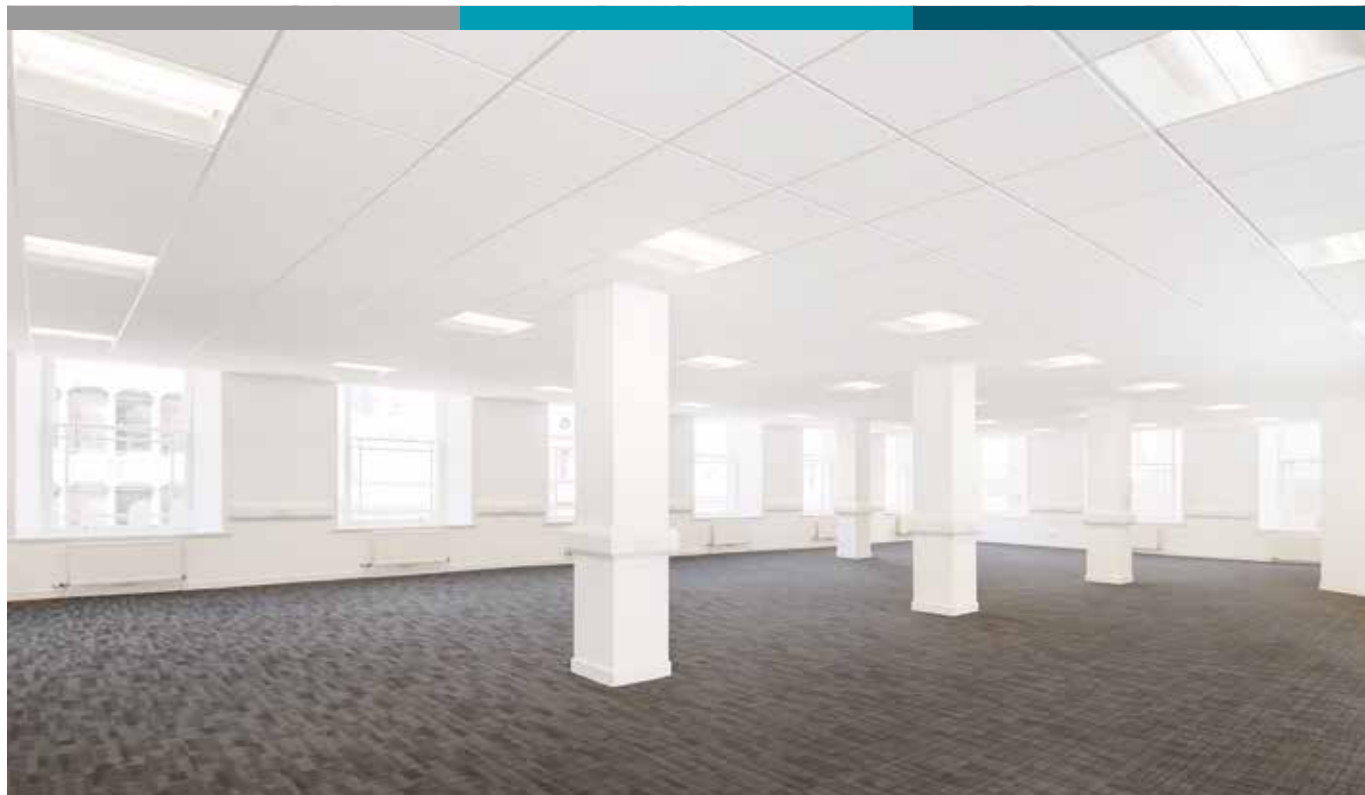
- ▶ Secure door entry system with video phone
- ▶ Passenger lift
- ▶ Suspended ceiling/LG3 lightning
- ▶ Perimeter trunking/ Raised access flooring
- ▶ Male, female and disabled toilet facilities
- ▶ Dedicated kitchen
- ▶ Excellent natural daylight
- ▶ Disabled person access
- ▶ EPC Rating 'E'

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the approximate net internal area extends to;

### FLOOR AREA

Third Floor 303 Sq M 3,263 Sq Ft



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