

# THE OCTAGON

35 BAIRD STREET, GLASGOW, G4 0EE

TO LET

HIGH QUALITY OFFICES WITH CAR PARKING

5,000 SQ FT (465 SQ M) TO 13,141 SQ FT (1,221 SQ M)



Computer generated image of let ground floor



The Octagon is currently undergoing a complete refurbishment to provide a high quality office building. The ground floor has already been let, leaving the self-contained first floor available to let as a whole or in part.



## LOCATION AND AMENITIES

The property occupies a prominent location immediately north of the city centre and therefore benefits from unrivalled road and public transport communications as well as access to a host of amenities.

Buchanan Bus Station is within 10 minutes walk with a bus stop adjacent to the property.

Walking:

- Local retail parade including RS News and ShopSmart – 5 minutes
- Buchanan Galleries – 10 minutes
- Glasgow Queen Street Station – 15 minutes

Driving:

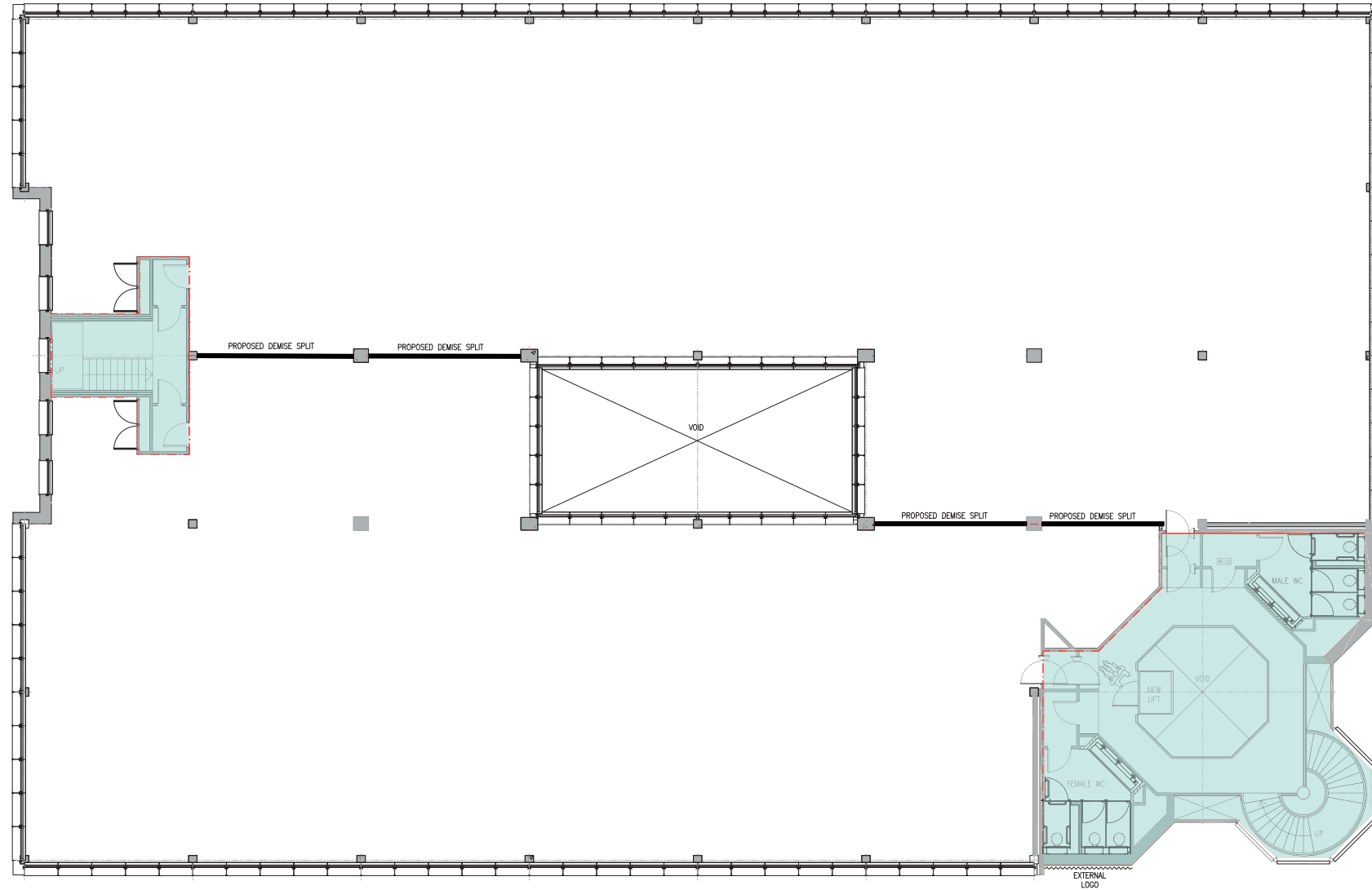
- Junction 15 of M8 - 2 minutes
- Specific Strength and Fitness Gym – 3 minutes
- Tesco St. Rollox, Lidl and Costco – 5 minutes

Neighbouring occupiers include Staples, Royal Mail, Capital Hair & Beauty and Tiso Glasgow Outdoor Experience which also includes a public café.





## FIRST FLOOR



## SPECIFICATION

A comprehensive refurbishment of the building is underway, with entry possible for any tenant this year. The specification will include the following:

- Signature glazed entrance tower
- Illuminated company signage allowed within the octagon entrance tower
- 1GB of fibre connectivity
- Excellent natural light with open aspects
- Fully accessible
- Striking entrance foyer with feature green wall and coffee pod
- Raised access flooring
- New high quality toilets, including ambulant WC and showers
- New platform lift
- New state of the art building management system
- VRF air-conditioning
- Suspended ceiling with modern 600 x 600mm LED lighting
- Modern open plan floor plate with feature central lightwell
- Virtually column free, easily space planned floor.
- Bike store/racks

In addition, 16 dedicated car parking spaces are available with the accommodation.

## EPC

The premises have an EPC of 'E+' however this will be reassessed following refurbishment.

## RATEABLE VALUE

The first floor has a RV/NAV of £117,000 excluding car parking. The car parking spaces are assessed at a NAV/RV of £1,000 each.



Computer generated image of floor.



A CAREY GROUP PROPERTY

## VIEWING AND FURTHER INFORMATION

The GVA logo consists of the letters 'GVA' in a bold, red, sans-serif font, positioned above a thin horizontal line.

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