



**ST VINCENT
STREET
GLASGOW**

206

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**GRADE A
ACCOMMODATION
OFFERING
STUNNING SPACE
FOR ANY
CORPORATE.**

13,279 SQ FT
& 4 CAR PARKING
SPACES

ST VINCENT
STREET
GLASGOW



206



ST VINCENT
STREET
GLASGOW

A STYLISH
ARRIVAL.

206

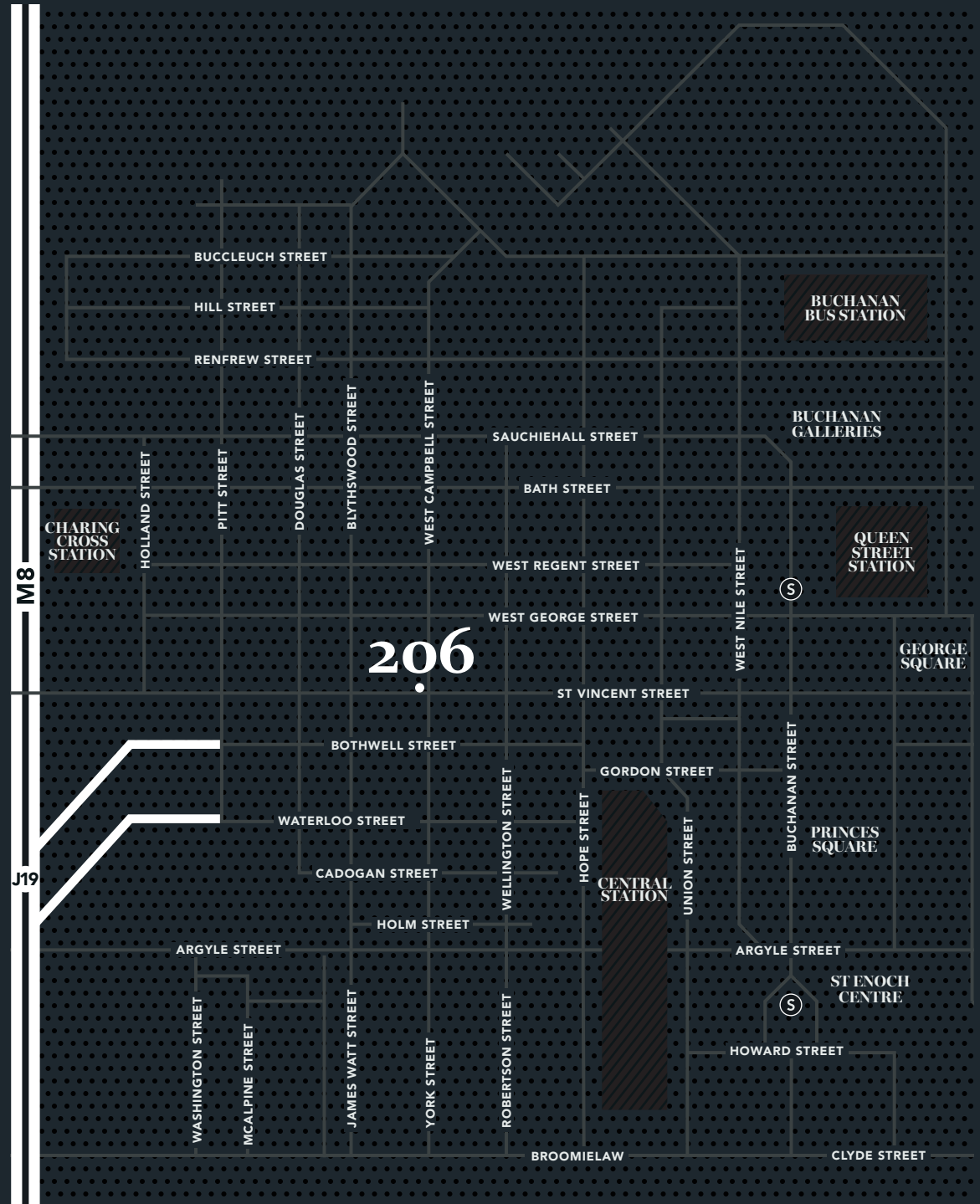


ENVIABLE ADDRESS / PRESTIGIOUS NEIGHBOURS.

206 St Vincent Street is one of the most prominent buildings in Glasgow City Centre occupying a prominent corner position on St Vincent Street and West Campbell Street. St Vincent Street remains one of Glasgow's premier business addresses with significant corporate occupiers located nearby.

All forms of public transport are within a few minutes walk and the amenity provision is first class with an array of bars, eateries, coffee shops and convenience stores all close by.

ST VINCENT STREET
GLASGOW



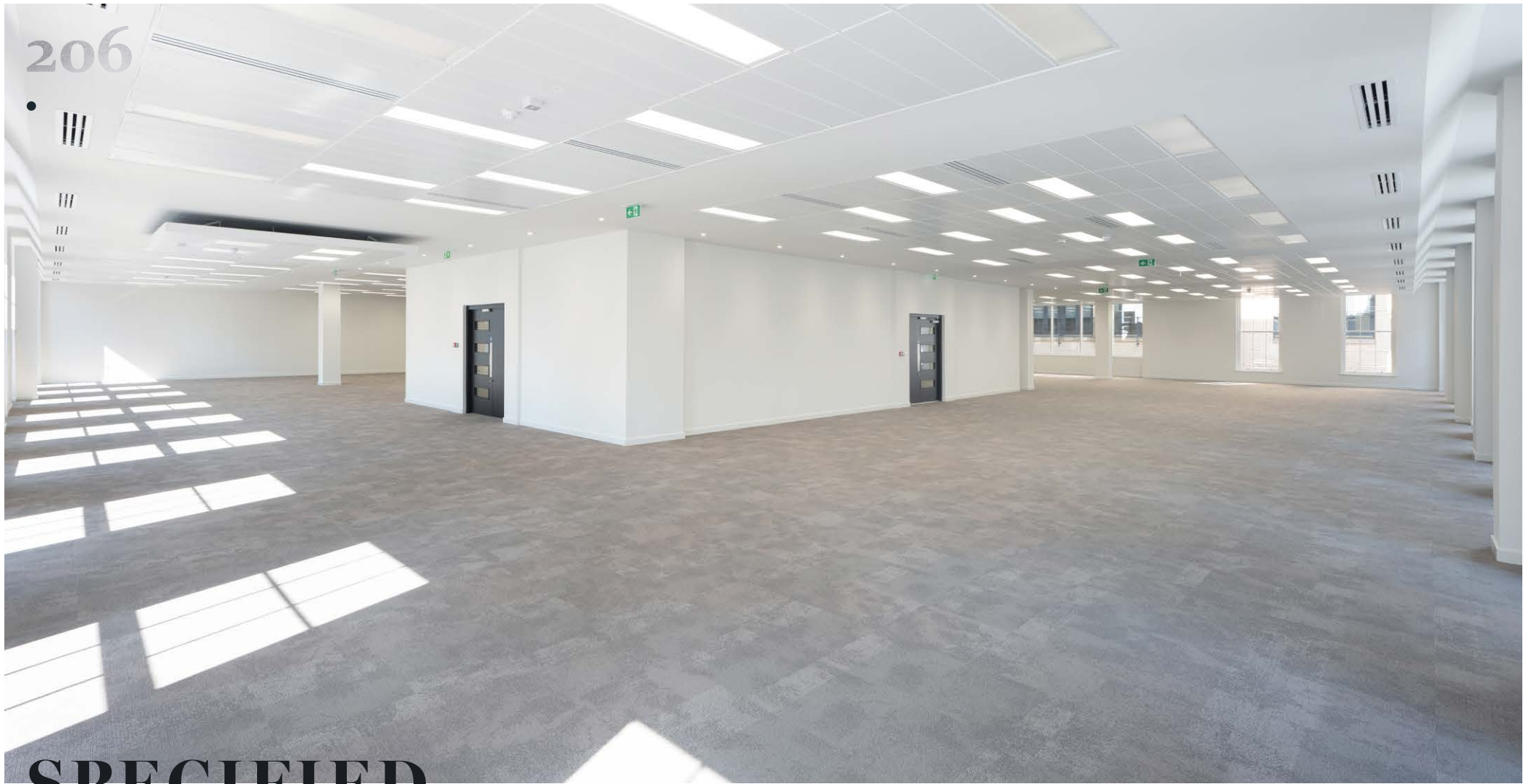
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COOL AND CONTEMPORARY.

Behind the traditional stone façade are six floors of modern Grade A accommodation. The office space offers flexibility for occupiers within floors flooded with light on all sides.

Access is via a stunning re-modelled entrance hall with secure entry.

ST VINCENT
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SPECIFIED FOR SUCCESS.

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- Four pipe fan coil Air Conditioning
- Metal raised access flooring (150mm clear void)
- Metal tiled suspended ceilings incorporating LED compliant light fittings
- Dedicated Male, Female and Disabled toilets
- Excellent natural daylight
- Shower facilities and cycle racks
- Disabled access
- 2 x 8 person passenger lifts
- CCTV
- Commissionaire
- 'Very good' BREEAM Rating

206

FLOOR PLANS.

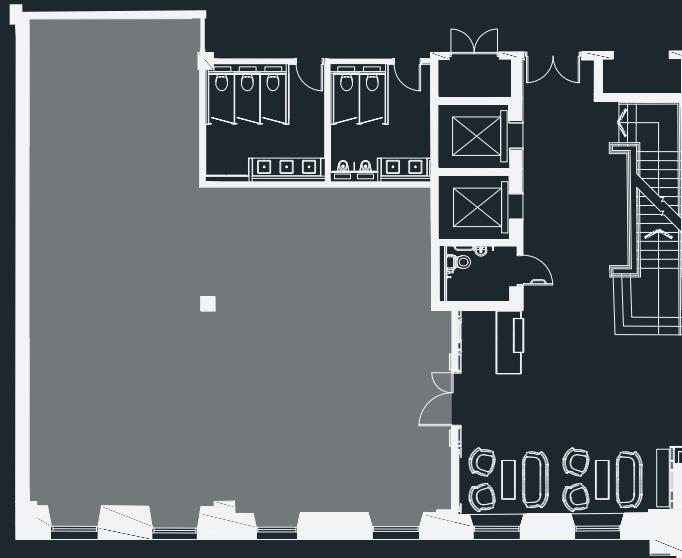
ACCOMMODATION.

FLOOR	SQ FT	CAR PARKING
Fourth	Let to Smith & Williamson	-
Third		
Second		
First	9,596	2
Ground West	1,733	1
Ground East	Let to Smith & Williamson	-
Lower Ground West	1,950	1
Lower Ground East	Let to Smith & Williamson	-
TOTAL	13,279	4

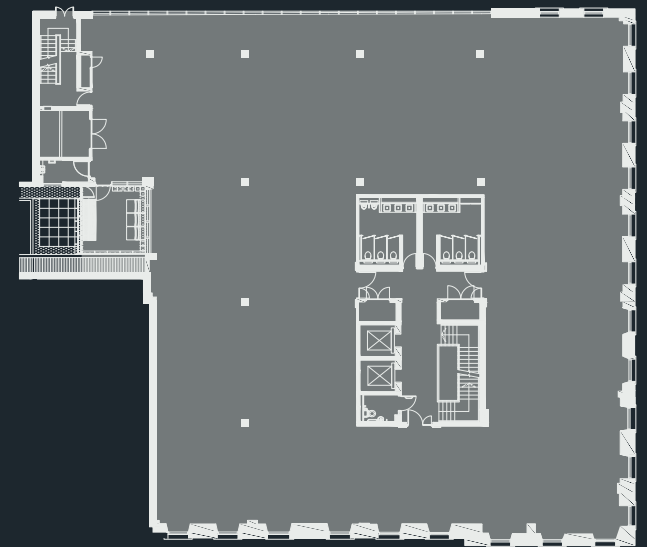
LOWER GROUND
1,950 SQ FT (181 SQ M)



GROUND FLOOR
1,733 SQ FT (161 SQ M)



FIRST FLOOR
9,596 SQ FT (891 SQ M)





ST VINCENT
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2006

FURTHER INFORMATION.



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