



Office To Let

Alexander Bain House

15 York Street, Glasgow, G2 8JQ

To Let - Large single floor office of 30,275 sq ft available and capable of subdivision if required

17,500 to 30,275 sq ft (1,625.80 to 2,812.64 sq m)

**AVISON
YOUNG**

Alexander Bain House

15 York Street, Glasgow, G2 8JQ

AVISON
YOUNG



Summary

Available Size	17,500 to 30,275 sq ft / 1,625.80 to 2,812.64 sq m
Rates Payable	£7.75 per sq ft
Service Charge	£8.20 per sq ft
EPC	Upon enquiry

Description

Alexander Bain House was one of the earlier developments within the International Financial Services District and comprises a substantial standalone office building extending to approximately 182,000 sq. ft.

The property is accessed via a large secure entrance with front of house staff offering the first line of security, followed by security gates. Full disabled access is provided via the main entrance.

The building is donut shaped with large floor plates of circa 30,000 sq. ft constructed around a large full height atrium with extensive ground floor amenity and break out space.

Location

Within Glasgow city centre the building effectively occupies an island site bounded by James Watt Street to the west, York Street to the east and Broomielaw to the south, with views overlooking the River Clyde.

Alexander Bain House benefits from excellent transport connections. The building is conveniently situated within walking distance of both Central and Queen Street Stations, as well as Buchanan Bus Station and Glasgow Subway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Office	30,275	2,812.64	Available
Total	30,275	2,812.64	

Terms

Available via sublease until 8th June 2032.



Michael Facenna

0141 305 6383 | 07983 994 050

michael.facenna@avisonyoung.com



Eilidh MacPherson

0141 300 8020 | 07780916913

eilidh.macpherson@avisonyoung.com