



LIBERTAS HOUSE

39 ST VINCENT PLACE GLASGOW G1 2ER

TO LET

2,029 SQ FT (188.5 SQ M) TO A TOTAL OF 6,444 SQ FT (598 SQ M)
CITY CENTRE OFFICE ACCOMMODATION WITH CAR PARKING

39 ST VINCENT PLACE

Behind a magnificent Grade B listed façade dating back to 1870, 39 St Vincent Place provides a selection of recently refurbished and well located office accommodation with a Commissionaire manned reception, passenger lift and private parking.

Occupying a prime position in the heart of Glasgow's central business district and near to the city's prime retail area of Buchanan Street, St Vincent Place links St Vincent Street and George Square and is one of Glasgow's premier business addresses. Complemented by strong transport connections via Queen Street and Central Train Station, as well as Buchanan Street Underground.

The building currently offers a range of office suites available to let, ranging from 2,029 sq ft (188.5 sq m) to a total of 6,444 sq ft (598 sq m)





A TOUCH OF GRANDEUR

The striking masonry façade of Libertas House was carved by the noted Scottish sculptor William Mossman II between 1870 and 1873 and drew from the well-known Latin motto 'Libertas Justitita Veritas' – meaning 'Freedom, Justice, Truth'. Mossman included statues of Veritas and Justitita within the original façade, which were removed in 1903 for reasons unknown.

The current refurbishment seeks to restore Mossman's original motif. Emblems of Veritas and Justitia are inlaid into the reception walls in fine metal, while the renaming of the building to Libertas House finally completes the design almost 150 years after they were first imagined.

In addition to the above, the common parts of the building have been recently upgraded to provide a modern high quality entrance, lift landings, brand new toilets and bike racks. The 2nd phase will include showers fit for the modern occupier.

WORK & PLAY

Libertas House sits in the heart of Glasgow and benefits from several close transport connections, with Buchanan Street underground station sitting a mere 1 minute walk away and Glasgow Central reachable in under 5 minutes. In addition to Buchanan Street, the best shopping street outside of London, the local area is filled with a wealth of eating, drinking and retail opportunities including the Anchor Line, the Citizen Bar and Dining Rooms as well as Prezzo within the building itself.



A BITE TO EAT

1. THE ANCHOR LINE
12 St Vincent Pl, G1 2DH
2. CAFÉ ANDALUZ
12-15 St Vincent Pl, G1 2DW
3. URBAN BAR & BRASSERIE
25 St Vincent Pl, G1 2DT,
4. HANDMADE BURGER CO
78 St Vincent St, G2 5UB
5. TOPOLABAMBA
89 St Vincent St, Glasgow G2 5TF

A PLACE TO DRINK

6. THE CITIZEN
24 St Vincent Pl, G1 2EU
7. ALL BAR ONE
56-72 St Vincent St, G2 5TS
8. THE DRUM & MONKEY
91 St Vincent St, G2 5TF
9. THE COUNTING HOUSE
2 St Vincent Pl, G1 2DH
10. BROWNS GLASGOW
1 George Square, G2 1DY

A SPACE TO TRAIN

11. HOPE STUDIO YOGA
93 Hope St, G2 6LD
12. PURE GYM
67 Hope St, G2 6AE
13. BOXFIT
26B Renfield St, G2 1LU
14. BEAT THEORY FITNESS
12 Bothwell St, G2 6LU



WORK SPACE

The office suites are on average around 2,000 sq. ft. (186 sq. m). There are two per floor split by an open lightwell. Two suites together on one floor would provide a self-contained floor with the ability to use the lobby for signage.

AN EYE TO THE DETAIL

At present the building benefits from:

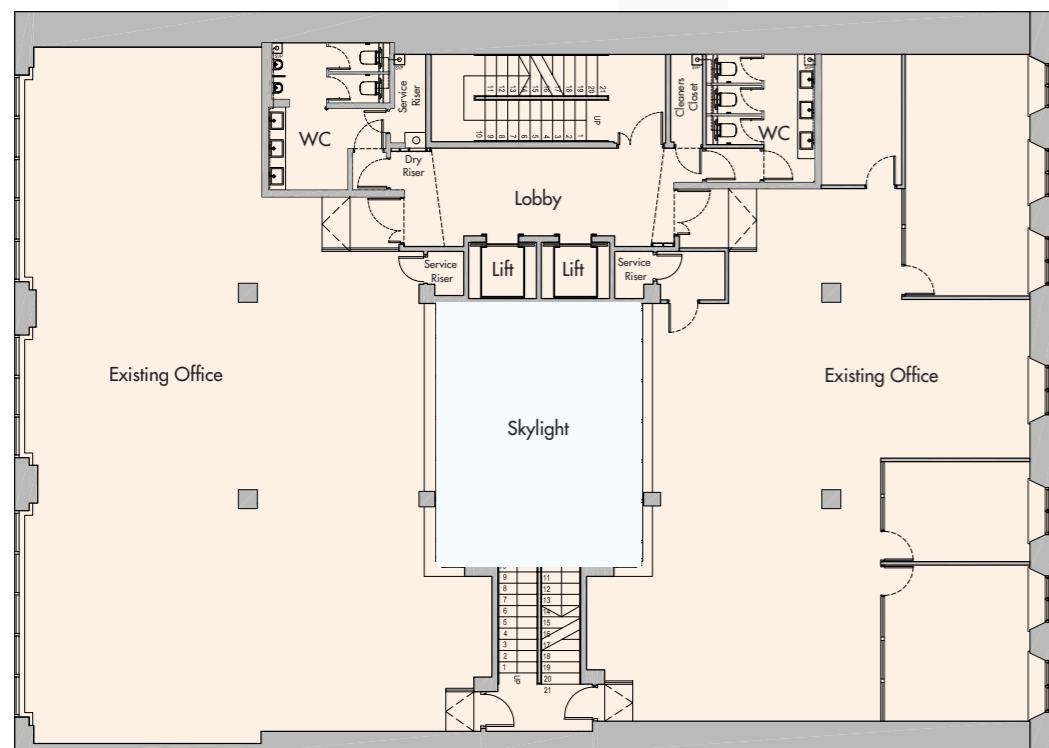
- 2 passenger lifts
- Raised access floors to most suites
- LED lights
- Central lightwell
- Gas central heating
- 7 secure garaged car spaces
- Bike racks
- Showers
- Air-conditioning
- Disabled access from the rear lane
- Commissionaire manned reception
- Some suites benefit from an existing fit out including meeting rooms, kitchens and cabling

EXAMPLE FLOOR PLATE

SOME SUITES BENEFIT FROM AN EXISTING FIT OUT. PLANS OF INDIVIDUAL SUITES ARE AVAILABLE UPON REQUEST.



INDICATIVE FLOOR



FURTHER INFORMATION

RATEABLE VALUES

The Rateable Values for the suites can be found at www.saa.gov.uk using the postcode G1 2ER.

VAT

VAT is applicable to the rent and service charge.

EPC & TERMS

Available on request.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

VIEWING

Viewings can be arranged through the letting agents:

wbf.
whitelaw baikie figes

Colette Brough
0141 221 6161
colette@wbf.co.uk



Alex Mackay
0141 566 6011
alexmackay@knightfrank.com

Misdescriptions: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. Savills for themselves and for the vendors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so. iii) no person in the employment of Whitelaw Baikie Figs/Savills has any authority to give any representation or warranty whatsoever in relation to this property. iv) all prices, rent and premiums quoted are exclusive of VAT at the current rate. v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy. Decl 2019.