

TO LET

Modern Office Accommodation

206 St Vincent Street, Glasgow G2 5SG



- From 1,706 sq ft to 13,460 sq ft
- 2 x 8 person passenger lifts
- Air conditioning
- Suspended ceilings with modern lighting
- Communal shower, changing and locker facilities
- Male, Female and Accessible toilets
- 4 secure car parking spaces
- EPC Rating = C

Location

206 St Vincent Street is located within the city centre core occupying a prominent corner position on St Vincent Street and West Campbell Street. St Vincent Street remains one of Glasgow's premier business address with significant corporate occupiers located nearby including Network Rail, Skyscanner, Allianz, RBS, Bupa, Turcan Connell, Hiscox Insurance and Towry Services.

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Nearby Facilities / Amenities

The immediate surrounding area offers an array of shops, cafes and restaurants.

- Costa Coffee
- Marks and Spencer Simply Food
- Superdrug
- Starbucks
- Sainsbury's Local
- Pret a Manger

Accommodation

Floor	Sq Ft	Sq M
First	9,430	876.06
Ground West	1,706	158.49
Lower Ground East	2,324	215.90
Total	13,460	1,250.45

Car Parking

The building has a total of 4 secure car parking spaces, which are located at basement level in the building and accessed via West George Lane.

Lease Terms

The accommodation is available on a new Full Repairing and Insuring lease, for a duration to be agreed.

Local Authority Rates

The incoming tenant will be responsible for all Local Authority Rates.

Energy Performance

The EPC Rating of the property is C. A copy of the report can be provided on request.

VAT

All prices, premiums and rents etc are subject to VAT at the prevailing rate.

Legal Costs

Each party shall be responsible for their own legal costs incurred with this transaction, with the incoming tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon

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Viewing and Further Information

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