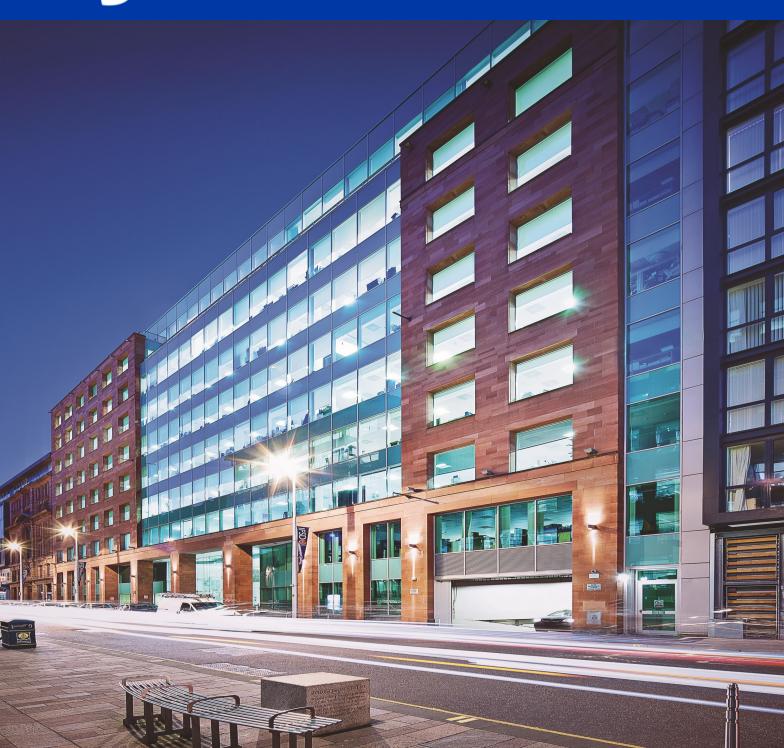
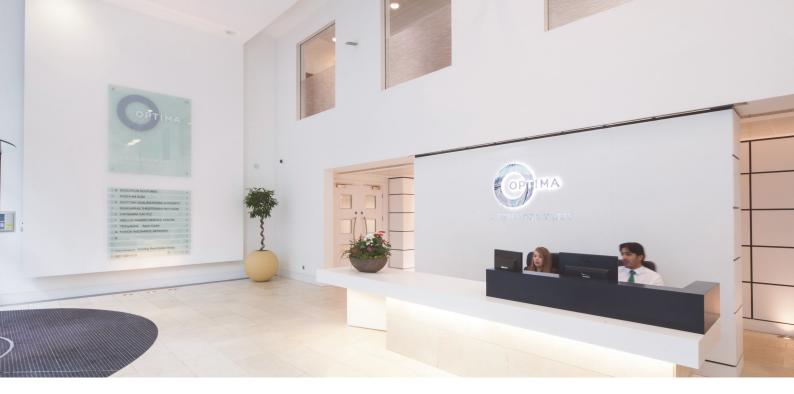
# TO LET SECOND FLOOR OPTIMA, ROBERTSON ST GLASGOW G2 8JB Ryden

- PROMINENT
OFFICE SITUATED
IN THE HEART OF
THE CITY CENTRE

-12,101 SQ FT + 4 SECURE PARKING SPACES





## **LOCATION**

Located in the heart of the International Financial Services District, Optima is within only a few minutes' walk of Glasgow Central Railway Station and all the public transport facilities and amenities you would expect in the city centre.

The five star Radisson Blu Hotel adjoins Optima, adding to the extensive range of leisure and restaurant facilities located in the immediate vicinity.

# **DESCRIPTION**

Optima is a striking office building that combines the tradition of high quality sandstone with a curtain wall finish.

The result is contemporary elegance rarely found in Glasgow City Centre.

Optima is entered via a striking double height foyer, where a fully manned reception leads to 4 passenger lifts accessing the upper floors.

### **AVAILABLE ACCOMMODATION**

The available suite forms the second floor which provides a net internal floor area of 12,101 sq ft.

The specification highlights include:

- Flexible open plan floorplate
- Four pipe fan coil air conditioning
- Fully accessible raised access flooring
- Metal tiled ceiling system with recessed lighting
- BMS for services control and energy efficiency
- High quality male, female and disabled person toilet facilities

# **CAR PARKING**

Four secure dedicated car parking spaces are available.

# **RENTAL / LEASE**

The suite is available on a new full repairing and insuring lease term. The rental is available upon application.

Date of Publication: July 2020

# **GET IN TOUCH**

**CONTACT: KEN MCINNES OR TIM JACOBSEN** 

TELEPHONE: 07747843479 / 07787 183341

EMAIL: ken.mcinnes@ryden.co.uk / tim.jacobsen@ryden.co.uk

GLASGOW 130 ST VINCENT STREET G2 5HF 0141 204 3838

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.