

# 125/139 WEST REGENT STREET GLASGOW G2 2SA

## TO LET

### MODERN OPEN PLAN OFFICE SUITES IN ADJOINING CITY CENTRE BUILDINGS

125 West Regent Street - 2,607 sq ft (242 sq m)

139 West Regent Street - 2,676 sq ft (249 sq m) - 15,788 sq ft (1,467 sq m)





## Accommodation

The lower ground floor of 125 West Regent Street is available benefiting from a dedicated entrance. The whole of 139 West Regent Street is available offering larger occupiers - seeking up to 15,500 sq ft - the opportunity to occupy a self-contained building. Alternatively, lettings on a floor by floor or combined floor basis may be considered.

125 West Regent Street		
Lower Ground Floor	2,607 sq ft	242 sq m
139 West Regent Street		
3rd Floor	2,844 sq ft	264 sq m
2nd Floor	3,448 sq ft	320 sq m
1st Floor	3,582 sq ft	333 sq m
Ground Floor	3,238 sq ft	301 sq m
Lower Ground Floor	2,676 sq ft	249 sq m

## Specification

- Full raised access floors
- Suspended ceilings with LG7 compliant lighting
- VRF heating and cooling systems
- Passenger lift serving all floors
- Refurbished reception areas
- Tea prep facilities
- Private male and female toilets on each floor
- Secure garaged car parking
- EPC Rating - 125 West Regent Street: C
- EPC Rating - 139 West Regent Street: E

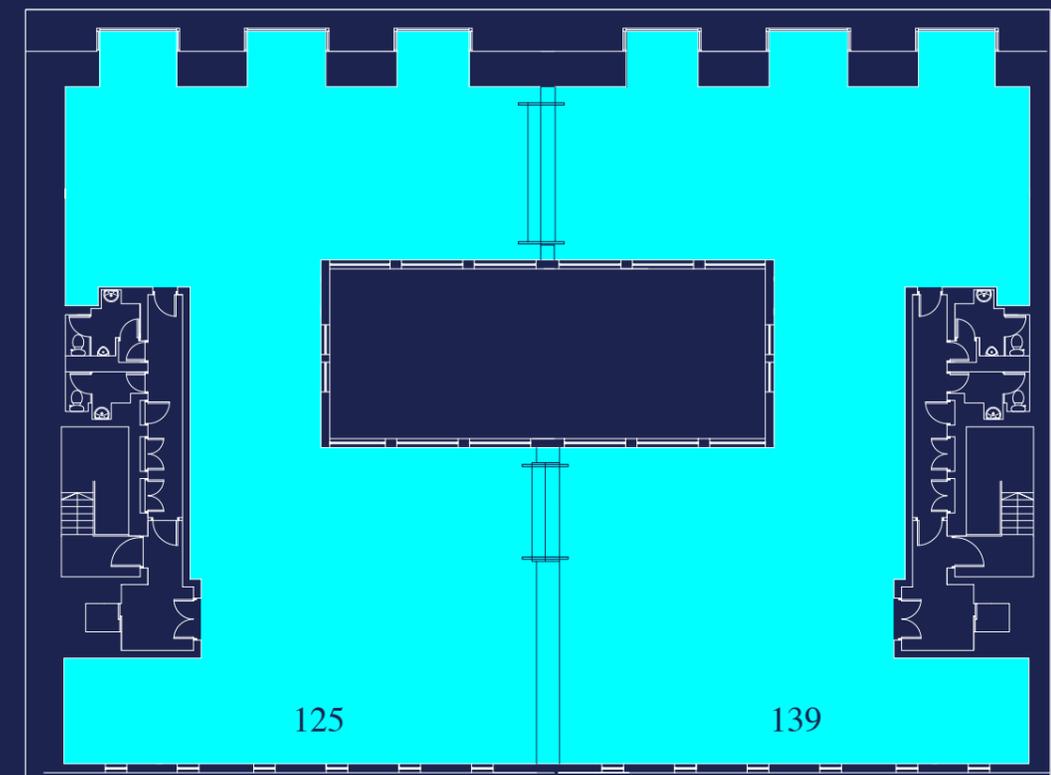


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125/139 West Regent Street is located in Glasgow's prime Central Business District, close to Blythswood Square and conveniently located for all forms of public transport. West Regent Street is traditionally regarded as a prime business address and other occupiers in the building include DAC Beachcroft Solicitors and Blue Arrow Ltd.

Numerous retail and leisure amenities are located in close proximity including a variety of retailers on Sauchiehall Street, numerous bars and restaurants and hotels including the 5 star Kimpton Blythswood Hotel, The Dakota and The Apex City of Glasgow Hotel.

## Typical Upper Floor Layout

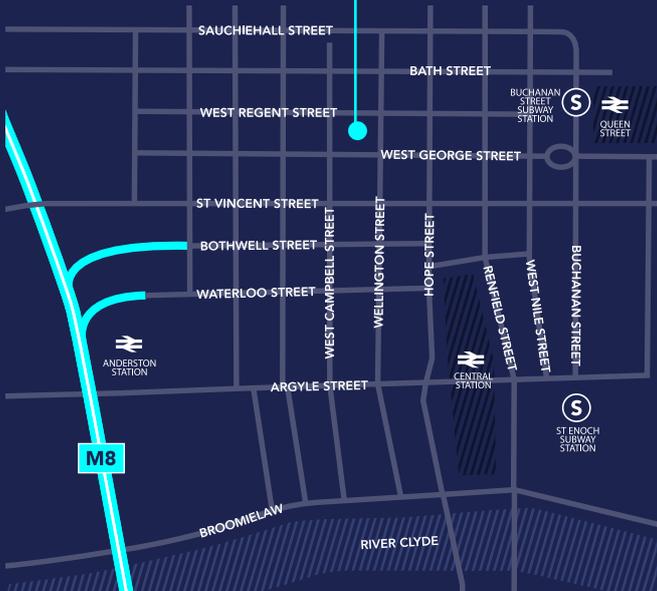


West Regent Street



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## Rates

Each party should make their own enquiries with regards to Business Rates payable on the following website:  
[www.saa.gov.uk](http://www.saa.gov.uk)

## Further Information

For further information, or to arrange a viewing, please contact the letting agents.

**AVISON  
YOUNG**

**0141 300 8000**  
[avisonyoung.co.uk](http://avisonyoung.co.uk)

**GRAEME  
FAITH**

CHARTERED SURVEYORS  
**0141 332 6392**