

149 ST VINCENT ST GLASGOW

G2 5NW

sutherland-house.co.uk

A PRIME BUSINESS ADDRESS IN AN ICONIC GLASGOW BUILDING



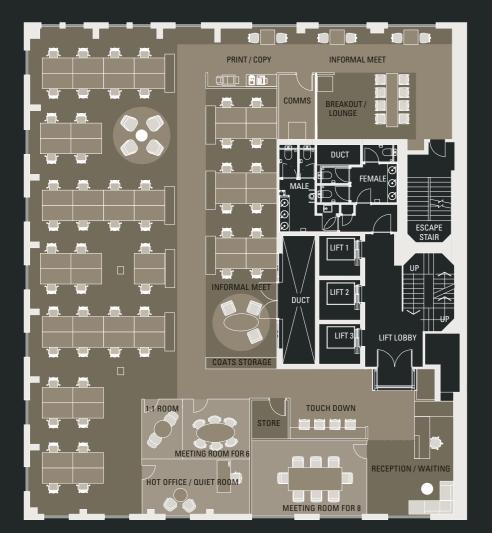
Sutherland House has been transformed with a major overhaul of the building's lifts, plant and machinery, followed by an extensive refurbishment of the reception and common areas.

The upper floors have been refurbished with new ceilings, lighting and air conditioning to appeal to occupiers seeking modern, contemporary accommodation in an attractive, historic property.





## **SPACE** PLAN



N.I.A - 445 sq m / 4,794 sq ft DESKS: 54 (8 sq m / person)

#### **ACCOMMODATION**

Floor	Sq Ft	Sq M
Eighth	Murphy Group	
Seventh	CBRE	
Sixth	Itelligence Business Solutions	
Fifth	4,715	438
Fourth	4,786	445
Third	Scottish Federation of Housing Associations	
Second	AIG	
First	Avison Young	
Ground	Bupa	
Total	9,501	883



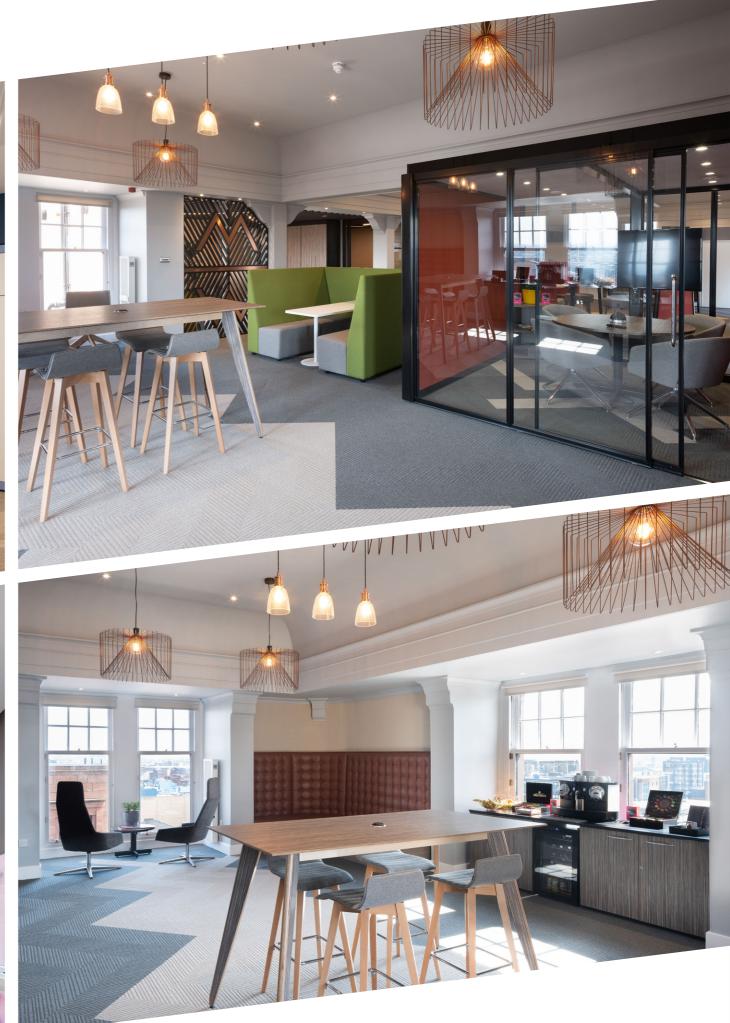


#### **SPECIFICATION**

- Grade A specification
- Striking reception foyer
- Flexible open plan floor plates
- Air conditioning
- Metal suspended ceiling
- LED lighting
- Carpeted raised access floors
- EPC Rating E

- Communal shower, changing and locker facilities
- · High quality male and female toilets on each floor
- Commissionaire manned entrance
- Disabled access provision and toilet facilities
- 3 passenger lifts
- 24 hour building access
- Secure basement car park
- Cycle racks





Sutherland House occupies an enviable position within Glasgow's Central Business District on the corner of St Vincent Street and Wellington Street. Glasgow's two major train stations, bus and subway links are within easy walking distance of the building, as well as a variety of shops, bars and restaurants.

Staff are very well catered for with an abundance of local amenities, with Marks & Spencer Simply Food, Starbucks, Pret A Manger and Sainsbury's located within a short walk



Iconic Glasgow building



Modern office accommodation



Flexible open plan floor plates







For further information, please contact the joint letting agents:







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