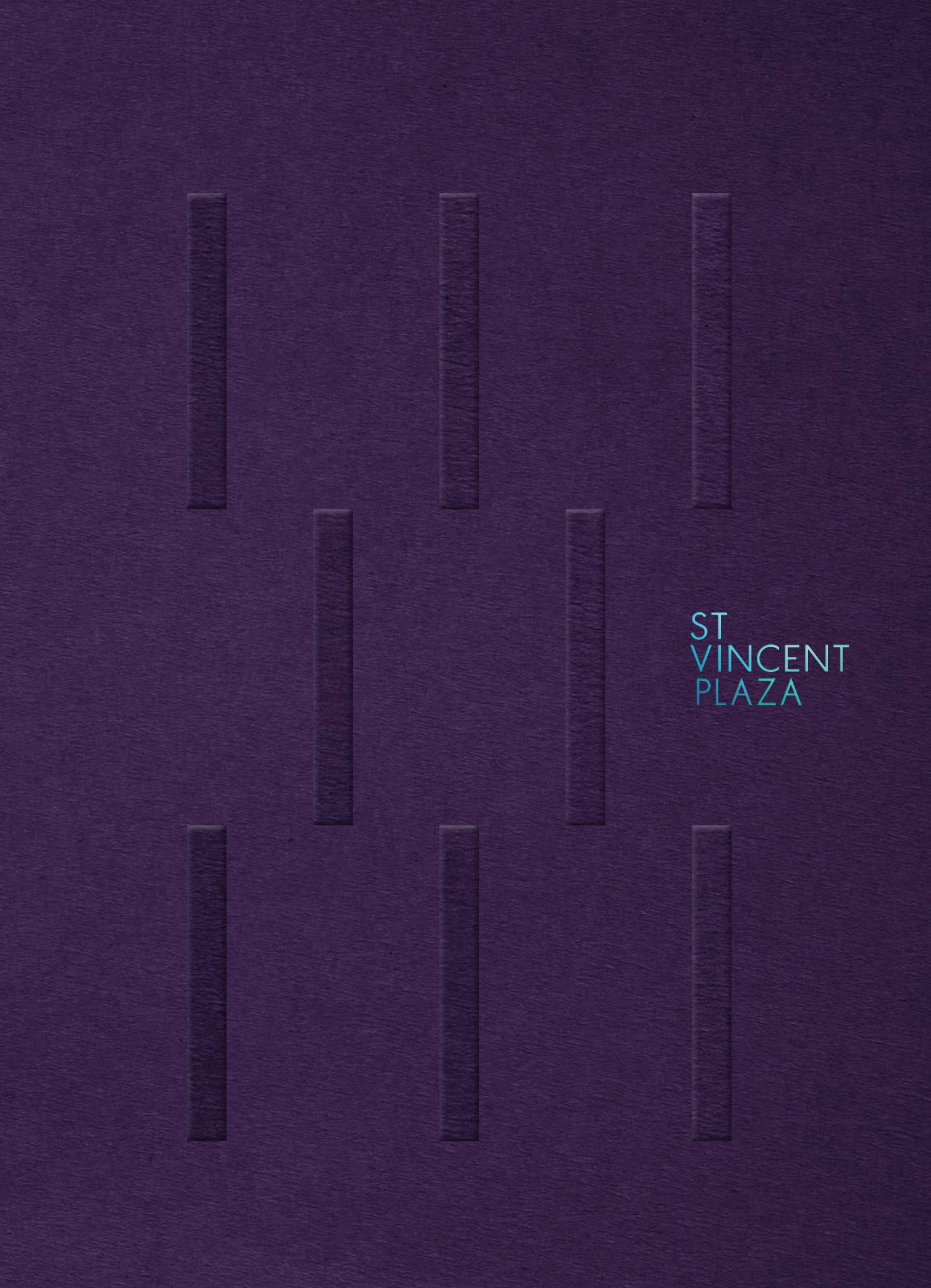


The image features a dark purple, textured background. Overlaid on this background is a grid of 10 vertical rectangular bars. The bars are arranged in two rows of five. The top row of bars is slightly taller than the bottom row. The bars have a subtle, lighter purple texture, giving them a three-dimensional appearance as if they are slightly raised from the surface.

ST
VINCENT
PLAZA

ST VINCENT PLAZA

—
319
St Vincent Street
Glasgow
G2 5LP

ST VINCENT PLAZA
DELIVERS THAT
RARE COMBINATION

SUPERB HIGH QUALITY
OFFICE SPACE AT
REFRESHINGLY LOW
OCCUPATIONAL COSTS

St Vincent Plaza is an outstanding new development comprising 172,000 sq ft of exceptional Grade A office space with panoramic views. Located in the heart of the City on St Vincent Street, Glasgow's premier business location, this highly specified BREEAM 'Excellent'/EPC 'A' rated building provides flexible office space on a high profile site. A landmark building featuring a striking granite and glazed façade and a stunning contemporary interior.



ST
VINCENT
PLAZA



First Floor



First Floor

TWO OF THE CITY'S LARGEST FLOOR PLATES

FLEXIBLE, VIRTUALLY COLUMN-FREE SPACE TO CREATE YOUR PERFECT OFFICE LAYOUT

A highly sustainable and prominent new office building which has been designed to maximise efficiency and to minimise running costs while providing a high quality City Centre Grade A specification without compromise.

- BREEAM 'Excellent'
- EPC 'A' rating
- Flexible, virtually column-free floor plates
- Stunning double-height entrance
- VRF air-conditioning throughout
- 2.85m floor to ceiling height
- 3.85m floor to ceiling height on ground floor
- Enabled for occupancy of up to 1 person per 6m²
- 5 x 21-person lifts
- Male, female and accessible toilets on all floors
- Shower rooms and changing facilities
- Internet shopping storage facilities
- Attractive public realm
- 78 car parking spaces
- 58 bicycle racks



Ground Floor



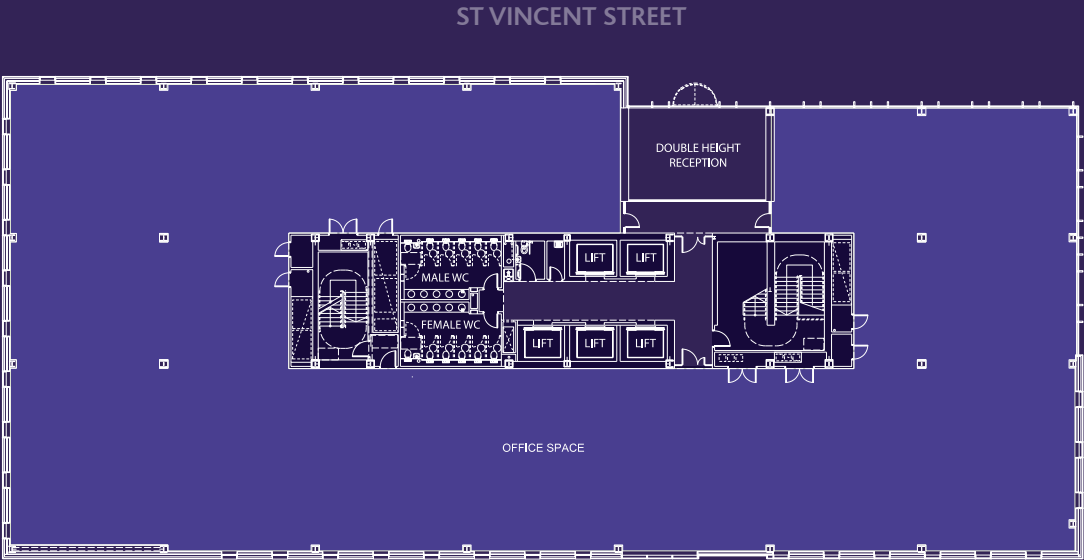
Ground Floor

ST VINCENT PLAZA PROVIDES
OCCUPIERS WITH HIGHLY EFFICIENT
AND FLEXIBLE OFFICE SPACE

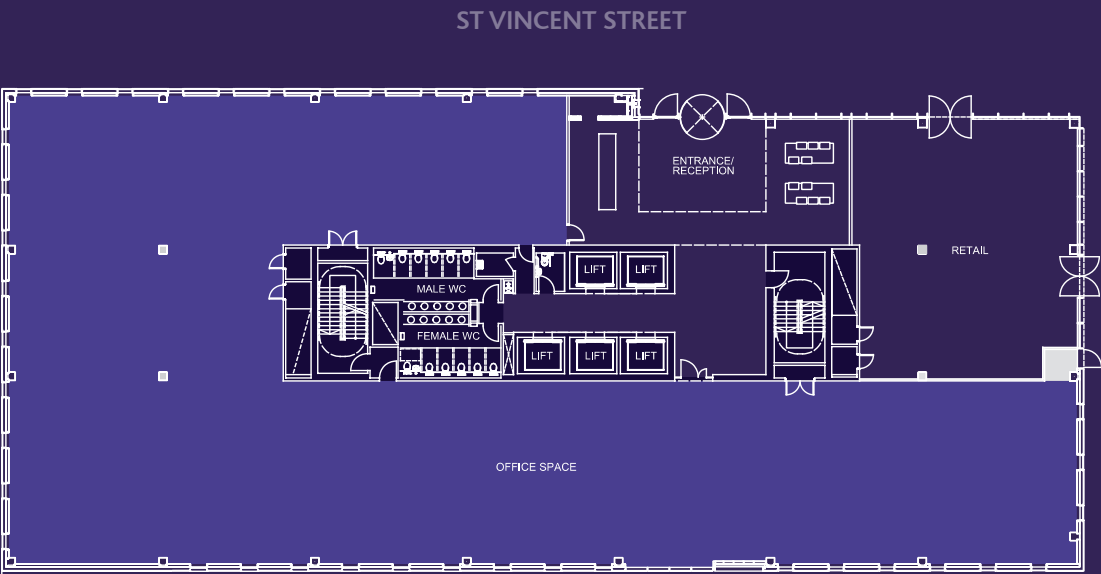
WITH A BREEAM 'EXCELLENT' / EPC 'A' RATING

ST
VINCENT
PLAZA

1st Floor



Ground Floor



FLOOR	SQ FT	SQ M	AVAILABILITY
10	5,521	488	Let to KPMG
9	17,230	1,601	Let to KPMG
8	17,224	1,600	Let to KPMG
7	17,222	1,600	Let to Zurich Insurance
6	17,265	1,604	Let to Mott MacDonald
5	17,250	1,603	Let to Mott MacDonald
4	17,276	1,605	Let to Whyte & Mackay
3	17,294	1,607	Let to Registers of Scotland
2	17,294	1,603	Let to Wood Group
1	14,902	1,384	Available
G	12,008	1,116	Available
TOTAL	170,171	15,811	
G (Retail)	2,136	198	Let to Coffee Republic

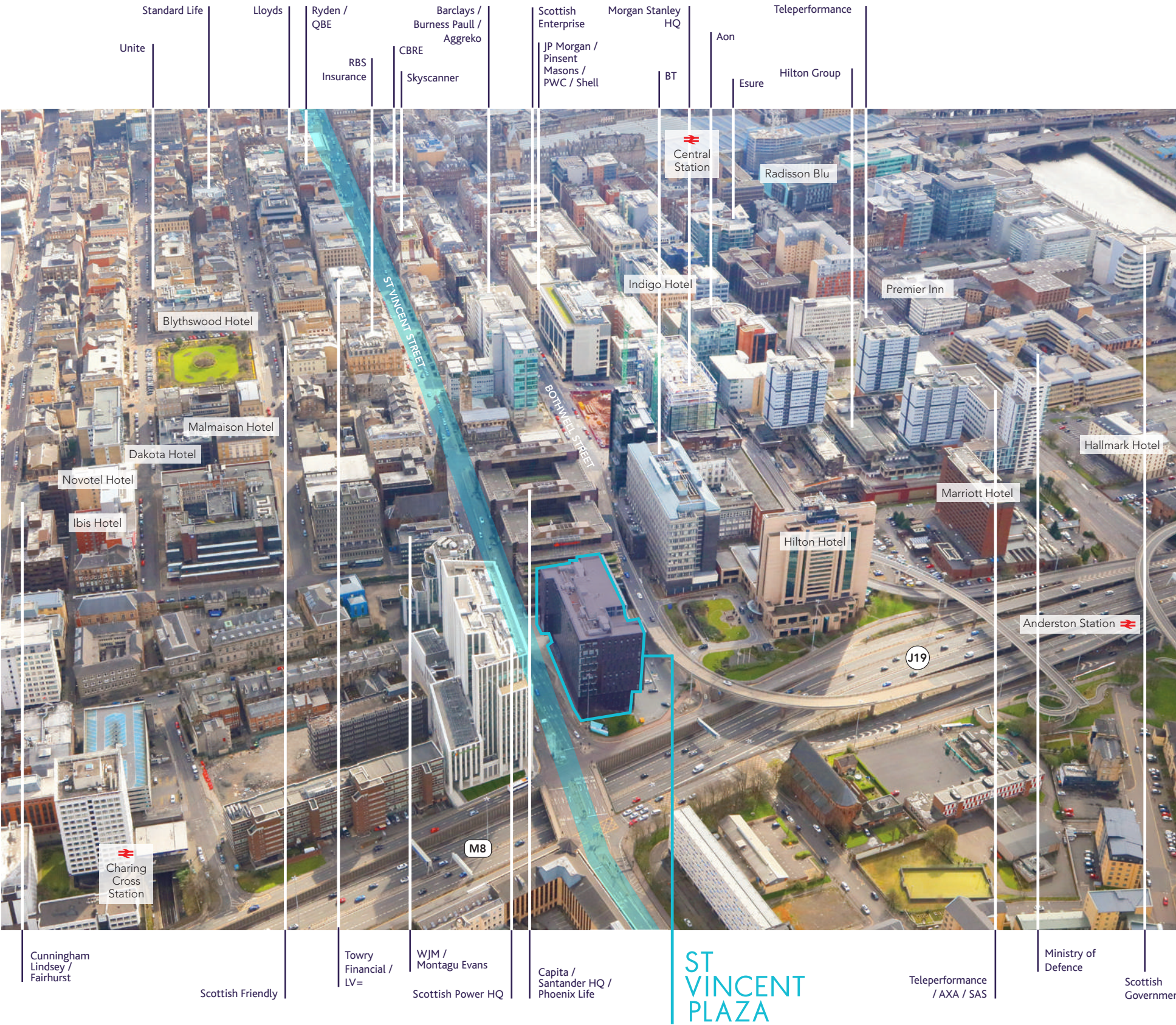
11 CAR PARKING SPACES

The floor areas quoted have been measured in accordance with The RICS Code of Measuring Practice 6th Edition.



IMPRESSIVE NEIGHBOURS

St Vincent Plaza is located within Glasgow's Central Business District. Neighbouring occupiers include a host of business institutions and a variety of headquarters buildings.



EXCELLENT AMENITIES ALL NEARBY

St Vincent Plaza is perfectly positioned to enjoy everything that Glasgow has to offer. An array of cafés, sandwich shops, restaurants and bars are close at hand on Bothwell Street and Sauchiehall Street. Hotel provision is excellent with the Malmaison, Marriott, Dakota Deluxe and Blythswood Hotels close by and immediately adjacent lies the Hilton Glasgow Hotel, home to LivingWell Health Club.

Glasgow's shopping is the finest the UK has to offer outside of London and the renowned destinations of Buchanan Street and Sauchiehall Street are only minutes walk away.



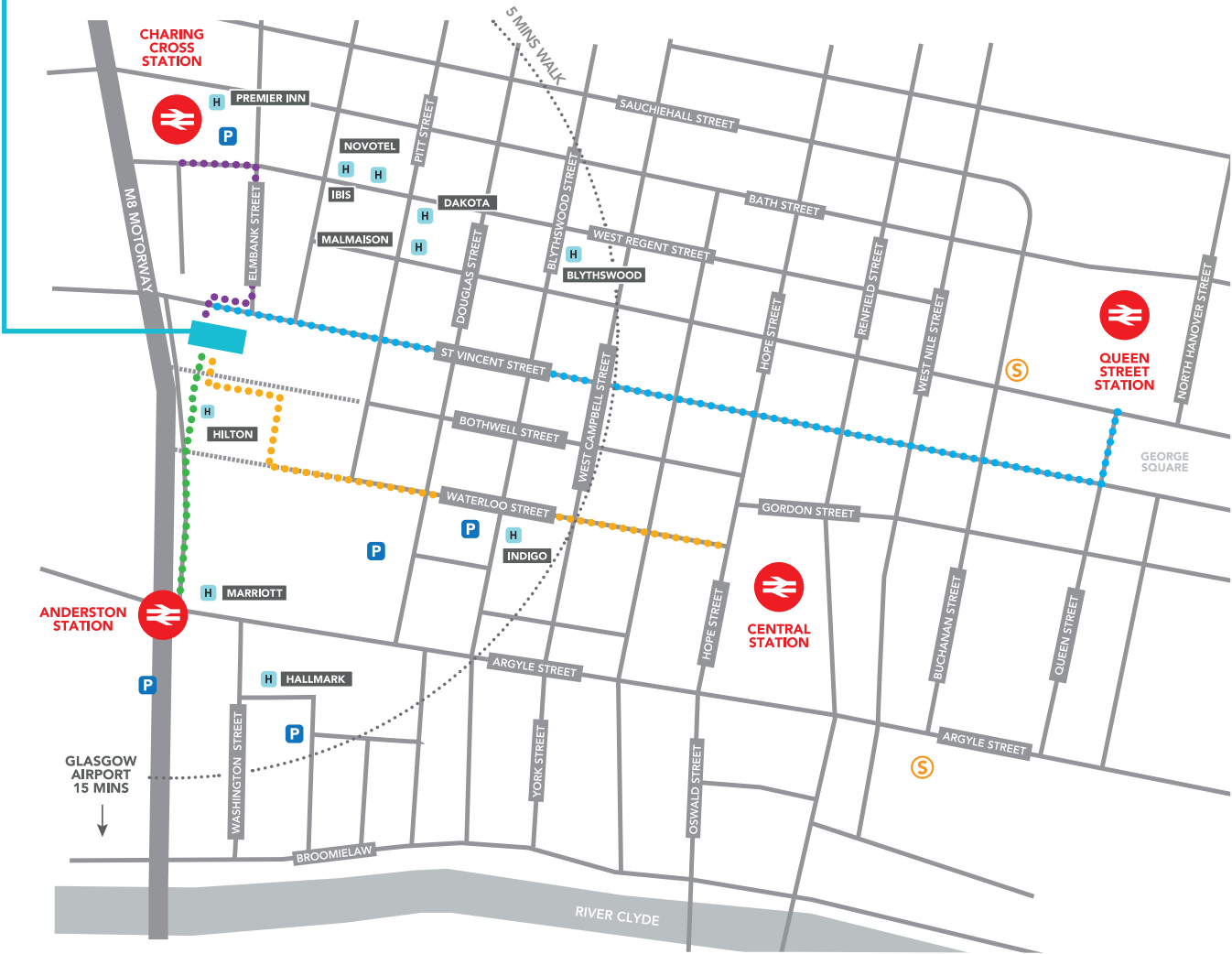
BUS LANE, FAST LANE, TRAIN OR PLANE... ALL IN MINUTES

St Vincent Plaza is ideally located to take advantage of Glasgow's excellent transport connections. Junction 19 of the M8 lies immediately adjacent offering easy access to the M74, M77 and beyond. St Vincent Street is well served by numerous bus services. Rail connections are first class with Anderston, Charing Cross and Central Stations all within easy walking distance. Anderston and Charing Cross Stations in turn link to Central and Queen Street Stations with Charing Cross Station also providing a direct link to Edinburgh. For travel further afield Glasgow International Airport is conveniently within 15 minutes' drive time.



ST VINCENT PLAZA

- 4 mins walk from Anderston Station
- 7 mins walk from Central Station
- 3 mins walk from Charing Cross
- 12 mins walk from Queen Street Station





UNCOMPROMISING VALUE

For further details of the exceptional terms on offer
please contact the joint letting agents today:

Lambert
Smith
Hampton

0141 226 6777
www.lsh.co.uk

Ryden.co.uk
0141 204 3838



MISREPRESENTATION ACT

These particulars do not form any part of a contract. Neither the landlord, the agents nor any of their partners, directors or employees are authorised to give or make any warranty or representation on behalf of any party. Whilst the information on these particulars is given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. Computer generated images/photography are for illustrative purposes only. January 2018.

stvincentplaza.com