



# Waterloo Street

Glasgow G2 6AY

**Partially  
Fitted**

**Open Plan  
2nd Floor  
Office  
Located in  
the Core City  
Centre**

**7,334 sq ft (681.31 sq m)**

**Directly opposite the West  
entrance into Glasgow  
Central Train Station**



## Location

Glasgow is the largest city in Scotland with a population of around 660,000 people and a wider shopping catchment of 2 million. The premises occupy a prominent position on the south side of Waterloo Street, in the heart of the city centre.

Waterloo Street is one of the main traffic routes out of the city centre and the premises benefit from its close proximity to Glasgow Central Station as well as many city centre offices which generate considerable passing footfall. Nearby amenities include Caffè Nero, The Smokin' Fox, Rhoderick Dhu and Pure Gym.

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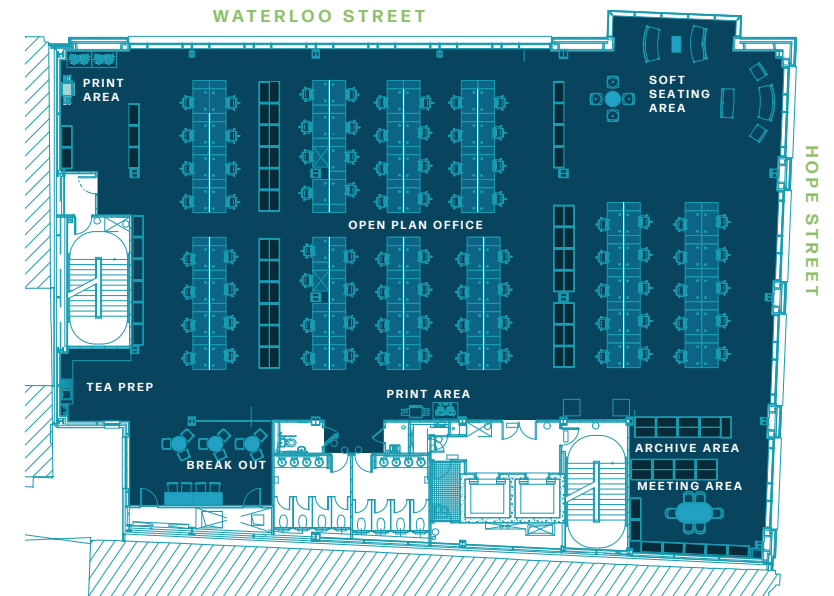


## Accommodation

Floor	Sq Ft	Sq M
Second	7,334	681.31



## Floor Plan





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## Specification

The second floor is available by way of a sublease (potential to agree a long term lease agreement), the space comes with the benefit of the following specification:



Tea Prep / Fully Fitted Kitchen & Break out



Raised access floor



Extensive basement showers and changing facilities



Male, female and accessible toilets on each floor



86 desks with scope to increase to 120



Furniture and partial fit out available to tenants



24 hour manned reception



2 - 10 person passenger lifts



2 secure car parking spaces



Suspended ceilings



3 x free standing meeting room pods



VRF Air conditioning

## Amenities

- |                        |                         |
|------------------------|-------------------------|
| 01 PureGym             | 09 Motel One            |
| 02 The Smokin' Fox     | 10 Alston Bar & Beef    |
| 03 Caffè Nero          | 11 Gordon Street Coffee |
| 04 Tesco               | 12 Sainsbury's          |
| 05 Barburrito          | 13 Slug & Lettuce       |
| 06 Grand Central Hotel | 14 Blue Dog             |
| 07 Boots               | 15 Gin71                |
| 08 Radisson Blu Hotel  | 16 Everyman Cinema      |

# Waterloo Street

## Rent

£27.50 per sq ft.

## Rates

£8.20 per sq ft.

## Service Charge

£9.50 per sq ft  
(including utilities).

## Car Parking

£2,500 per  
space per annum.

## Further Information



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