



7th Floor
319 St. Vincent Street
Glasgow G2 5LP

St. Vincent Plaza

Fully-fitted office space
5,856 sqft (544 sqm), 91 desks

To Let

319 St. Vincent Street, Glasgow G2 5LP

Opportunity to lease the fully-fitted, part 7th floor extending to 5,263 sq ft. By way of sub-lease, until 26 October 2027.



TERM

The suite is available by sublease, until 26th October 2027

RENT

The passing rent is £152,256 per annum (excluding VAT, electricity, business rates and insurance).



To Let
5,263 sq ft



Description

St Vincent Plaza is a striking building which provides 170,000 sqft of Grade A office space over 12 floors. The building offers BREEAM rating 'Excellent' and is EPC A rated.

Wider Building:



Newly refurbished double height reception



Commissionaire manned reception



Onsite Caffe Nero



5 x 21 passenger lifts



Equality act compliant



EPC A



BREEAM "Excellent"



All electric building



New shower and changing facilities



Secure bicycle racks

Office Floorplate:



Full height glazing



Full raised access floor



Metal tiled suspended ceiling



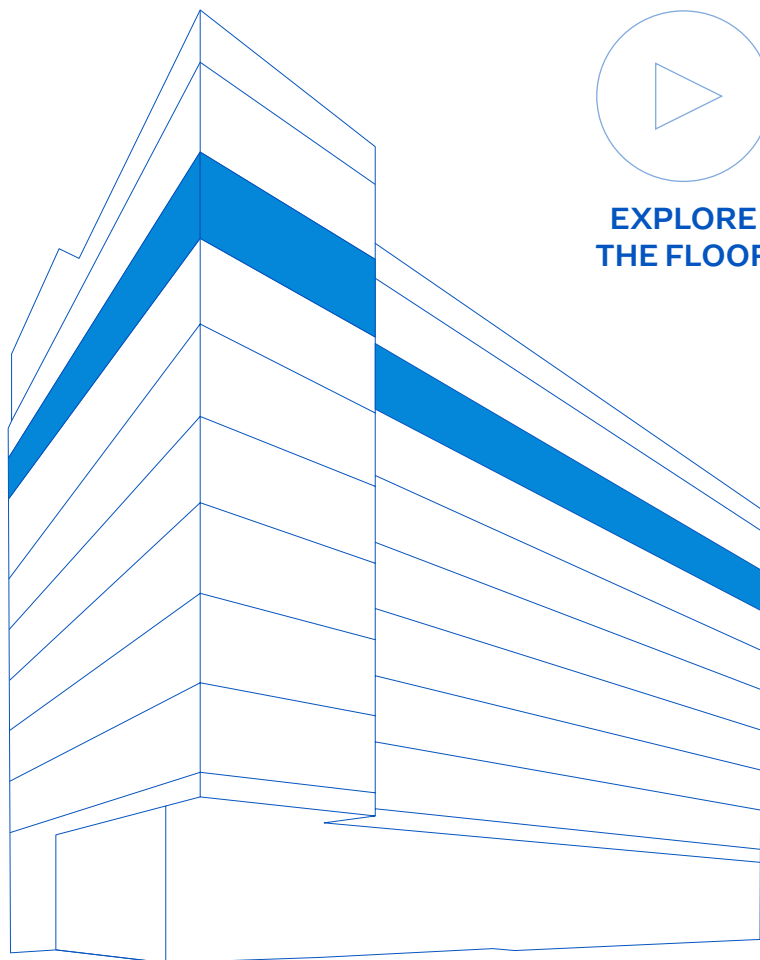
VRF air conditioning



Modern LED lighting



Male, female and accessible toilets



EXPLORE
THE FLOOR

10th Floor	KPMG
9th Floor	KPMG
8th Floor	KPMG
7th Floor	Suite 1 - To Let - 544sqm Suite 2 - Zurich
6th Floor	Mott MacDonald
5th Floor	Wright Johnson & Mackenzie and Mott MacDonald
4th Floor	Whyte & Mackay
3rd Floor	Registers of Scotland
2nd Floor	Wood Group
1st Floor	Pelion
Ground Floor	Caffe Nero

Location

St Vincent Plaza is well served by a number of bus and rail services with Anderston, Charing Cross and Central Stations all within walking distance. The building is also immediately adjacent to Junction 19 of the M8, offering easy access to the M74, M77 and beyond, making connections by road incredibly convenient for both staff and visitors.



HOTELS

1. Marriott
2. Sandman signature
3. Blythswood Square
4. Dakota
5. Malmaison

SHOPS

1. Co-op
2. Tesco Express

CAFE/BAR

1. Willowgrove Cafe
2. Grumpy Pedros
3. Roya
4. Kafei
5. Green Cube Cafe (in Onyx)
6. Honest Grains
7. Chinaskis
8. Launch
9. The Locale

GYMS

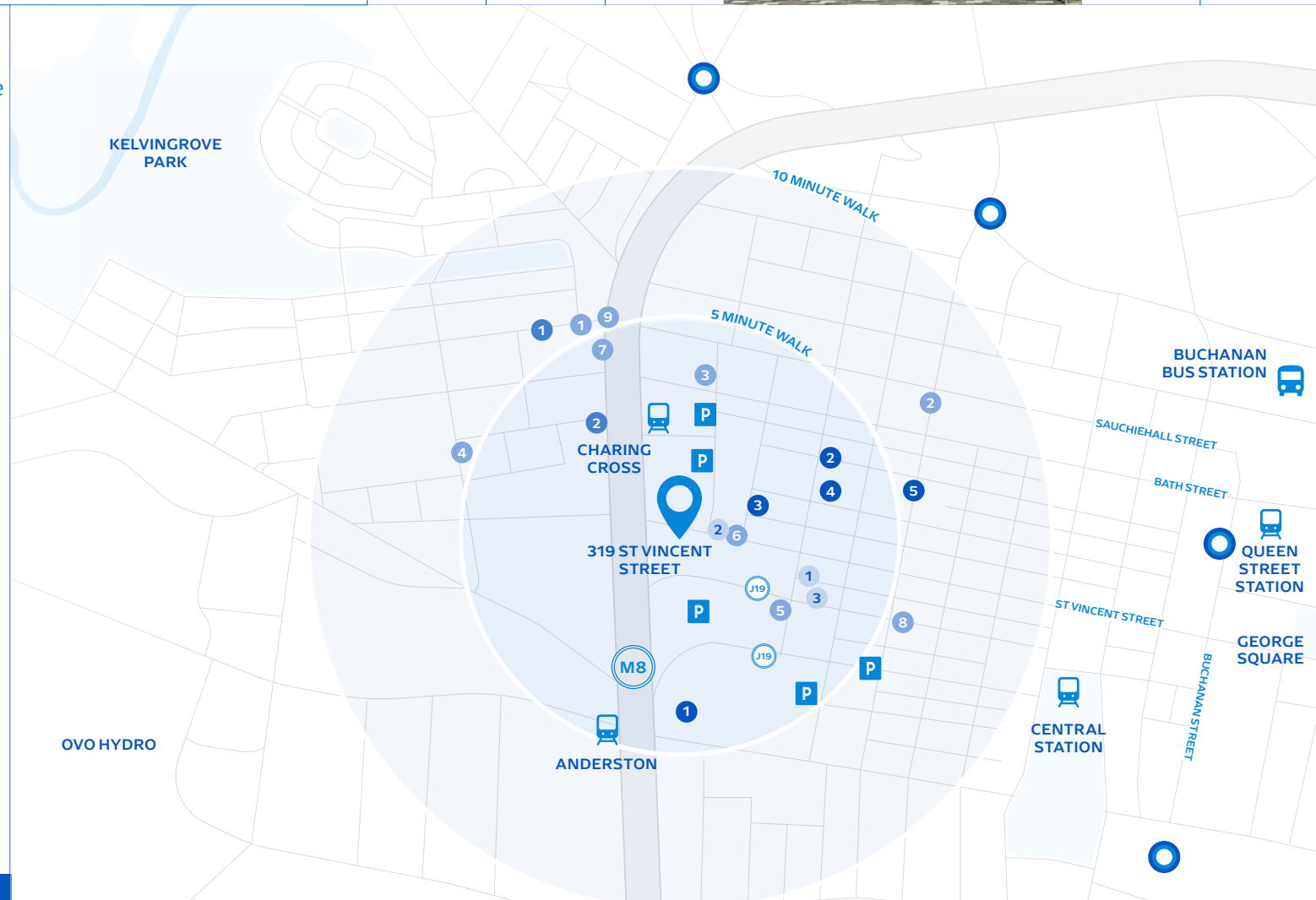
1. The Gym Group
2. Revolution Spin
3. Lunalove Pilates

 **PARKING**

 **TRAIN STATION**

 **SUBWAY**

 **BUS STATION**





Meg Beattie
meg.beattie@jll.com
07935 203765

Hanna McKie
hanna.mckie@jll.com
07933 514376

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