

GLASGOW G2 2QD

ONE HUNDRED WEST REGENT ST.

CONTEMPORARY OFFICE SUITES
FROM 320 SQ FT
— 4,500 SQ FT

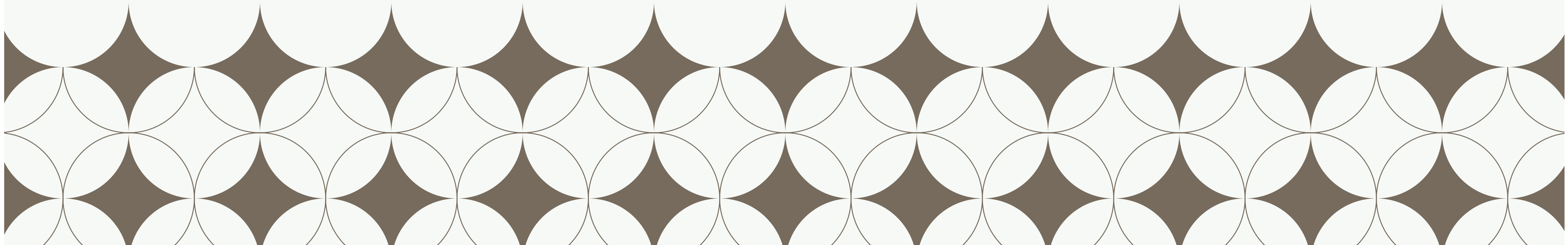


ONE HUNDRED WEST REGENT ST.

Description

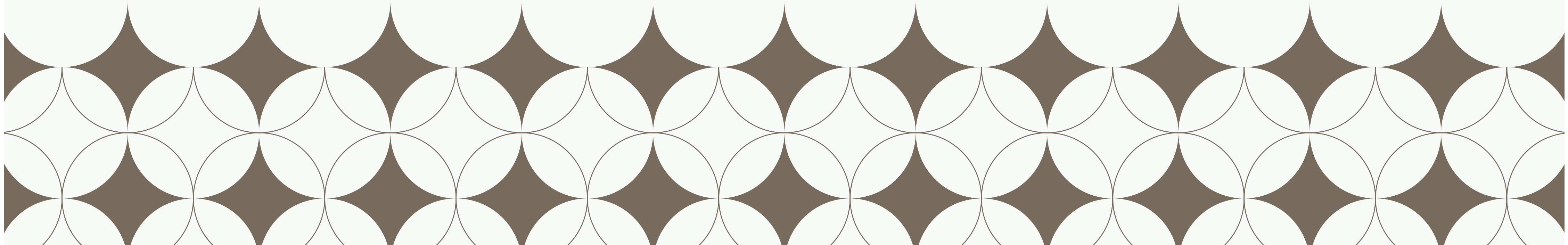
100 West Regent Street provides contemporary office accommodation behind an attractive retained facade, located in the heart of Glasgow's city centre.

With space available for immediate occupation, the flexible floorplates can accommodate businesses of all sizes, providing the adaptability and flexibility that today's occupiers demand.



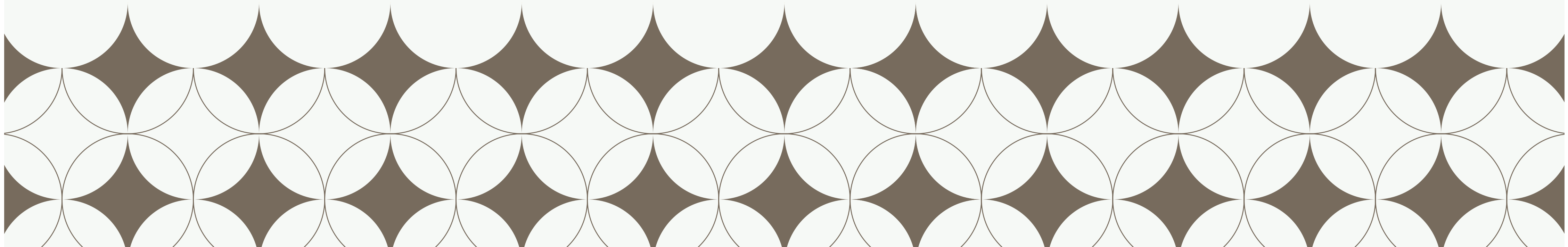


Indicative CGI's of the reception and suite fit-outs





Contemporary city
centre suites for
every business



All inclusive packages available

An all-inclusive package of £40.00 PSF can be offered for occupiers looking for fully fitted and furnished options.

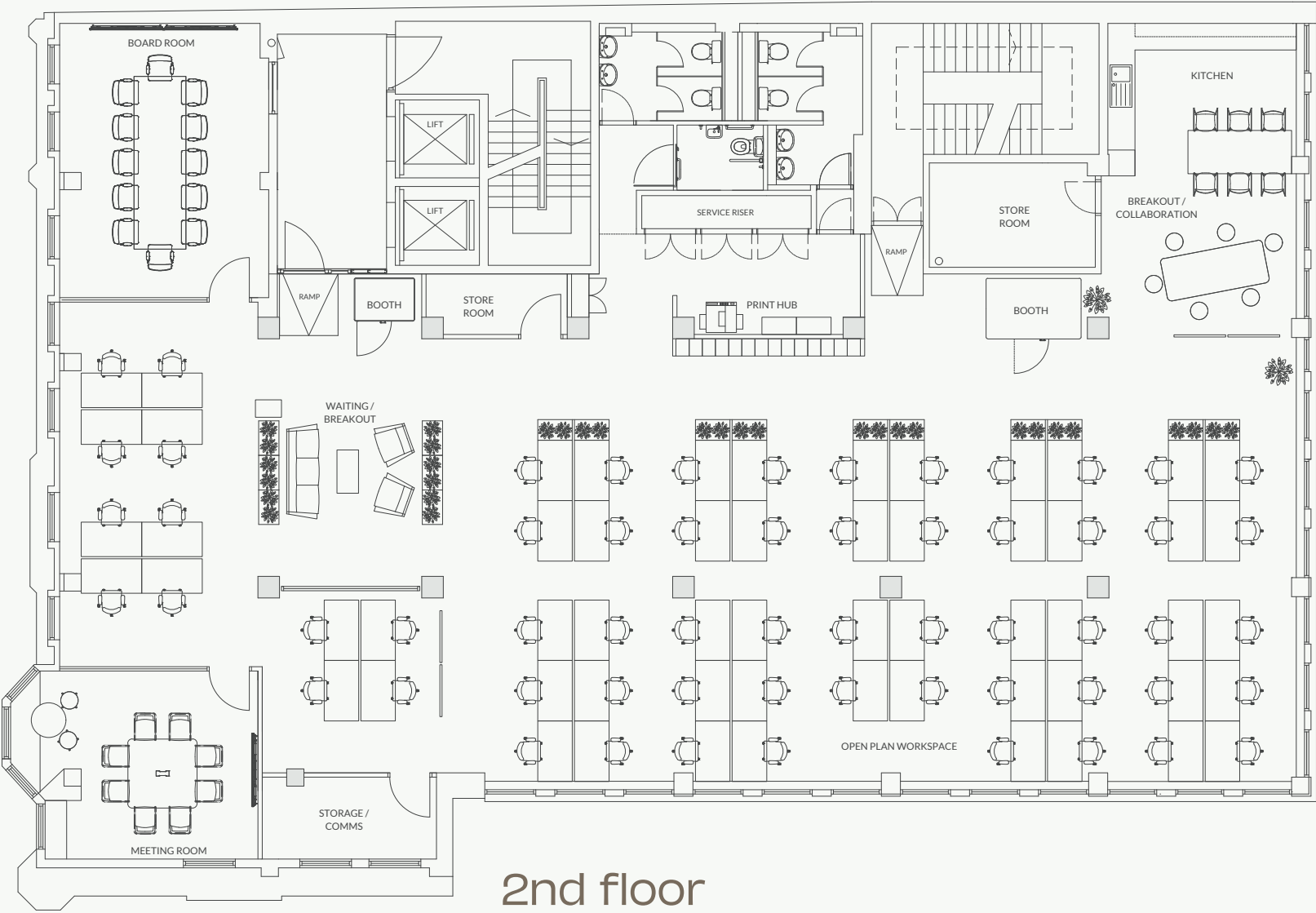
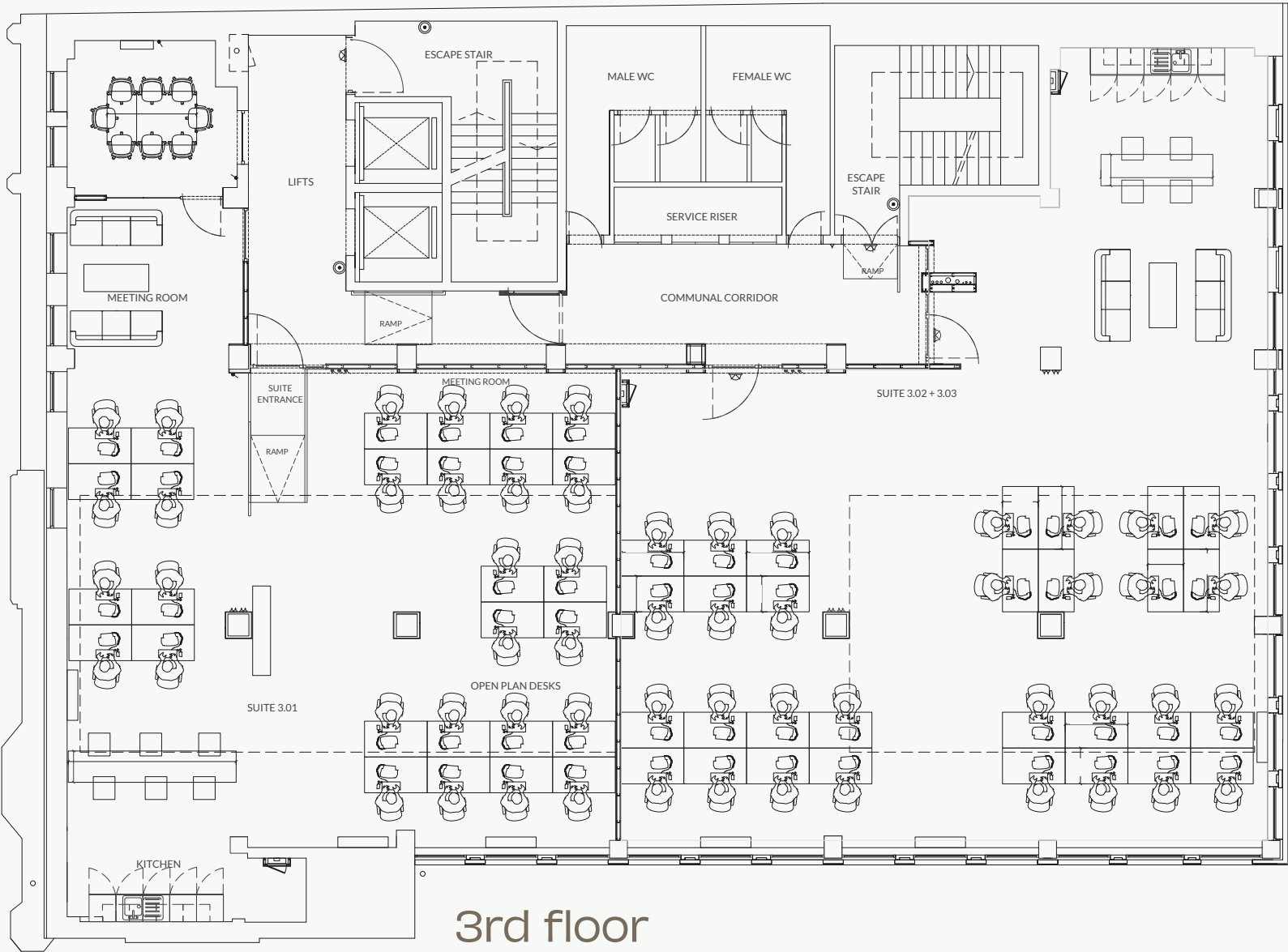
This will include:

-  Rent
-  Service Charge
-  Building Insurance
-  Water Rates
-  Fit Out
-  Furniture
-  100mb Internet
-  Connection

Occupiers will also be liable for any local authority rates associated with their demise.

Accommodation

FLOOR	SUITE	SQFT
3rd	Suite 3.1	1,797
3rd	Suite 3.2	2,200
2nd	—	4,526



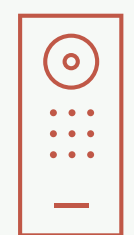


A destination beyond your desk

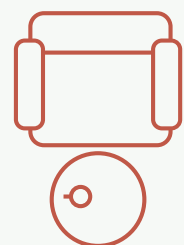
The ground floor has been transformed into a vibrant tenant hub. A thoughtfully designed lounge, breakout areas and collaboration spaces provide the ideal setting to step away from the office, connect with colleagues and recharge throughout the day.

The ground floor further benefits from a selection of smaller suites, ranging between 4 and 10 desks, which offer flexible and practical space for smaller teams or growing businesses.

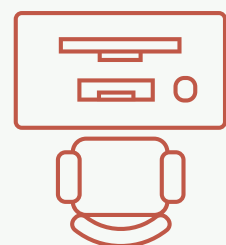
Features



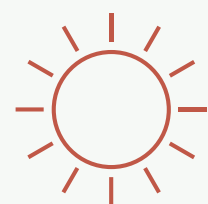
Secure Door
Entry



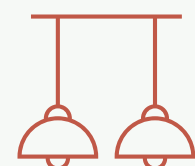
Tenant
Lounge &
Coffee Point



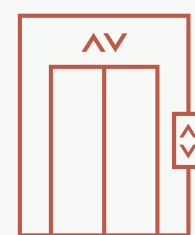
Fully Fitted
& Furnished
Offices



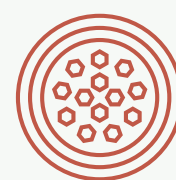
Excellent
Levels of
Natural Light



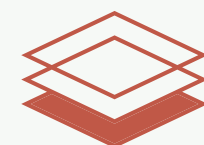
Mixture of
Exposed &
Suspended
Ceilings



Lift &
Disabled
Access



LED
Lighting



Raised
Access
Flooring



VRV Air
Conditioning



All Electric



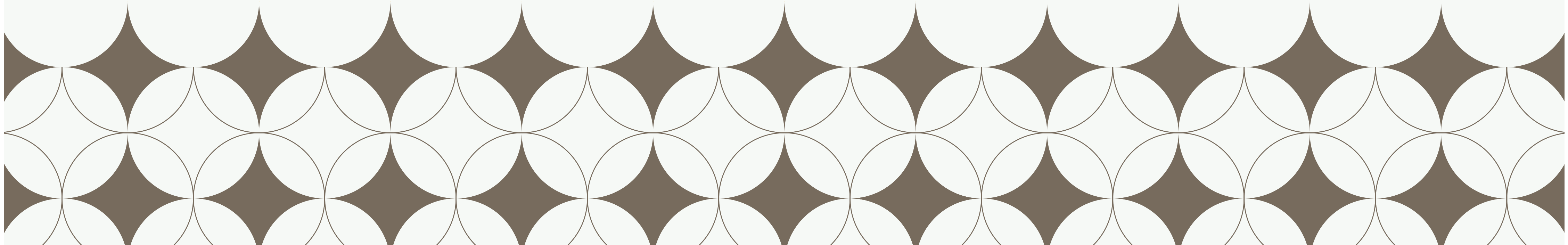
Fibre Ready



Secure
Basement
Parking



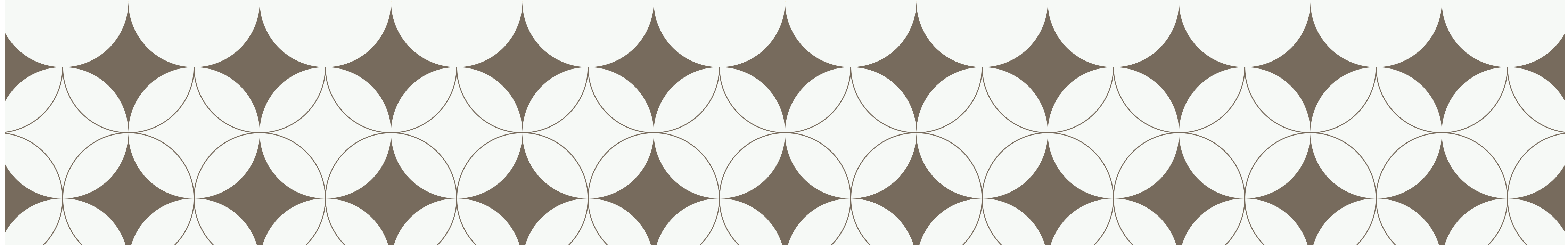
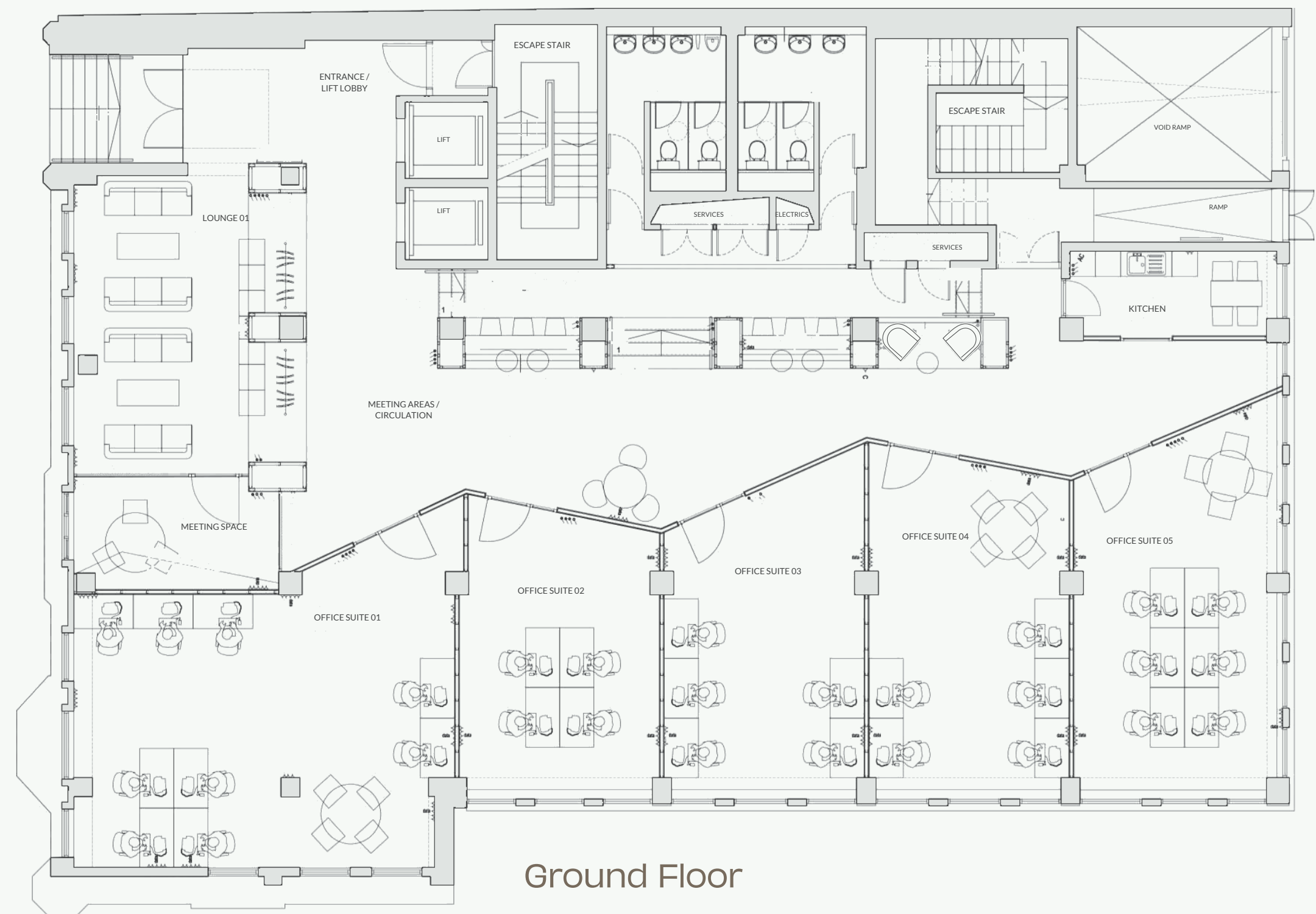
Secure Cycle
Storage &
Shower Facilities



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Sizes

FLOOR	SUITE	SQFT
Ground	G1	657
Ground	G2	320
Ground	G3	350
Ground	G4	385
Ground	G5	420



Location & Transport

100 West Regent Street benefits from excellent access to city centre amenities and public transport links. Queen Street and Central train stations are within 5 minutes walk, as are Buchanan Street Bus Station and the nearby Underground stations. The M8 motorway is easily accessed in both directions via junctions I8 and I9.

Restaurants

- | | |
|-----------------------|-------------------------|
| 1. Pho | 9. Halloumi |
| 2. Topolabamba | 10. Mezcal |
| 3. The Last Bookstore | 11. Sarti |
| 4. Bao | 12. Buck's Bar |
| 5. Stereo | 13. Kcal Kitchen |
| 6. Mowgli | 14. The Butterfly & Pig |
| 7. The Ivy | 15. Maki & Ramen |
| 8. Akiko | 16. Babs |

Bars & Cafés

- | | |
|----------------------|-------------------------|
| 1. Devil of Brooklyn | 5. Starbucks |
| 2. The Noble | 6. Laboratorio Espresso |
| 3. Hope & Vincent | 7. Bloc+ |
| 4. Drum & Monkey | 8. Black Sheep Coffee |

Hotels & Gyms

1. Hampton by Hilton Hotel
2. Blythswood Square Hotel
3. Pure Gym (Bath Street)
4. The Address



ONE HUNDRED WEST REGENT ST.

Further Information

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

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