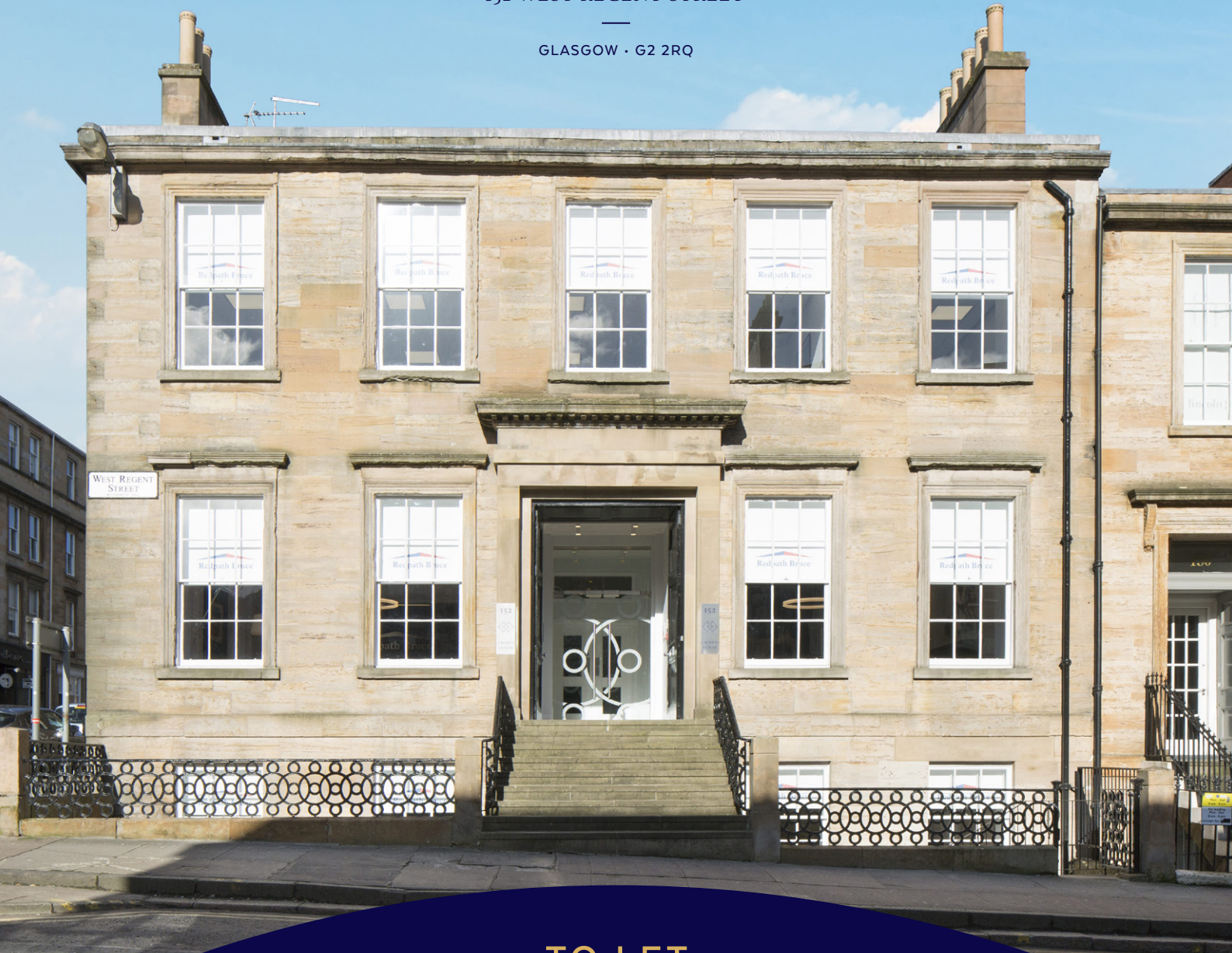


CROWN HOUSE

152 WEST REGENT STREET

GLASGOW • G2 2RQ



TO LET

Refurbished 2nd Floor Office Suite With Parking

1,442 SQ FT (134 SQ M)



LOCATION:

Located on the corner of West Regent Street and West Campbell Street in the heart of Glasgow's central business district, served by all the city centre retail and leisure amenities, public car parks and transportation links, this prestigious business address has a lot to offer. The Blythswood 5 star hotel and spa lies diagonally opposite Crown House and leading Glasgow restaurants – Sarti and Red Onion are within a block. A few minutes' walk away is Sauchiehall Street providing a multitude of lunchtime facilities including a Costa, Tesco, Boots and TK Maxx. After work, there are numerous bars, gyms, theatres, a concert hall and cinema to enjoy a life/work balance all within a short walk.

Commuting to work is easy by road, rail, subway or bus with excellent access to all transport nodes and motorway connections from the property.

SPECIFICATION:

Crown House has been carefully restored and refurbished paying homage to the period listed façades but creating a wonderful contemporary interior within – the perfect setting for your business to flourish.

Key features include:

- Fully refurbished open plan office accommodation
- 1000mb dedicated fibre broadband
- Male and female toilets
- Private office / meeting room
- Shared tea-prep
- Gas central heating
- Comfort Cooling
- Passenger lift
- Raised access flooring with floor boxes in situ
- New carpet tiles
- Security door entry system
- High quality common areas
- Excellent natural day lighting due to corner position
- Internal and external CCTV security camera system
- Fully DDA compliant



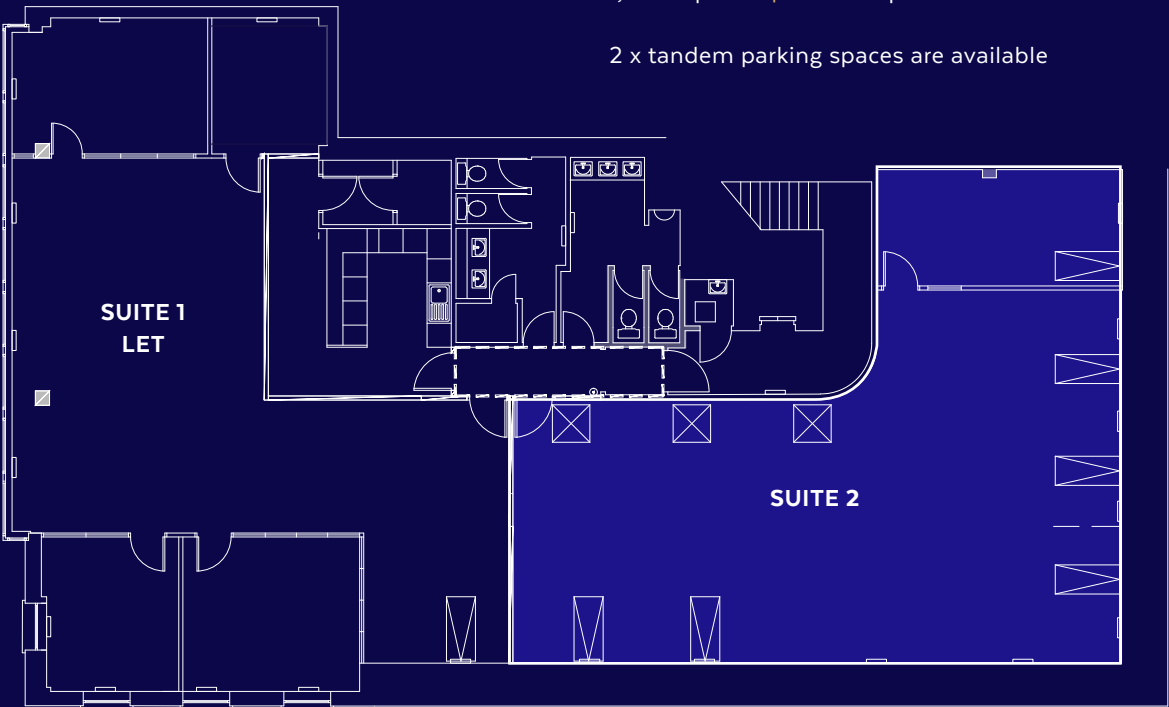
FLOOR AREAS:

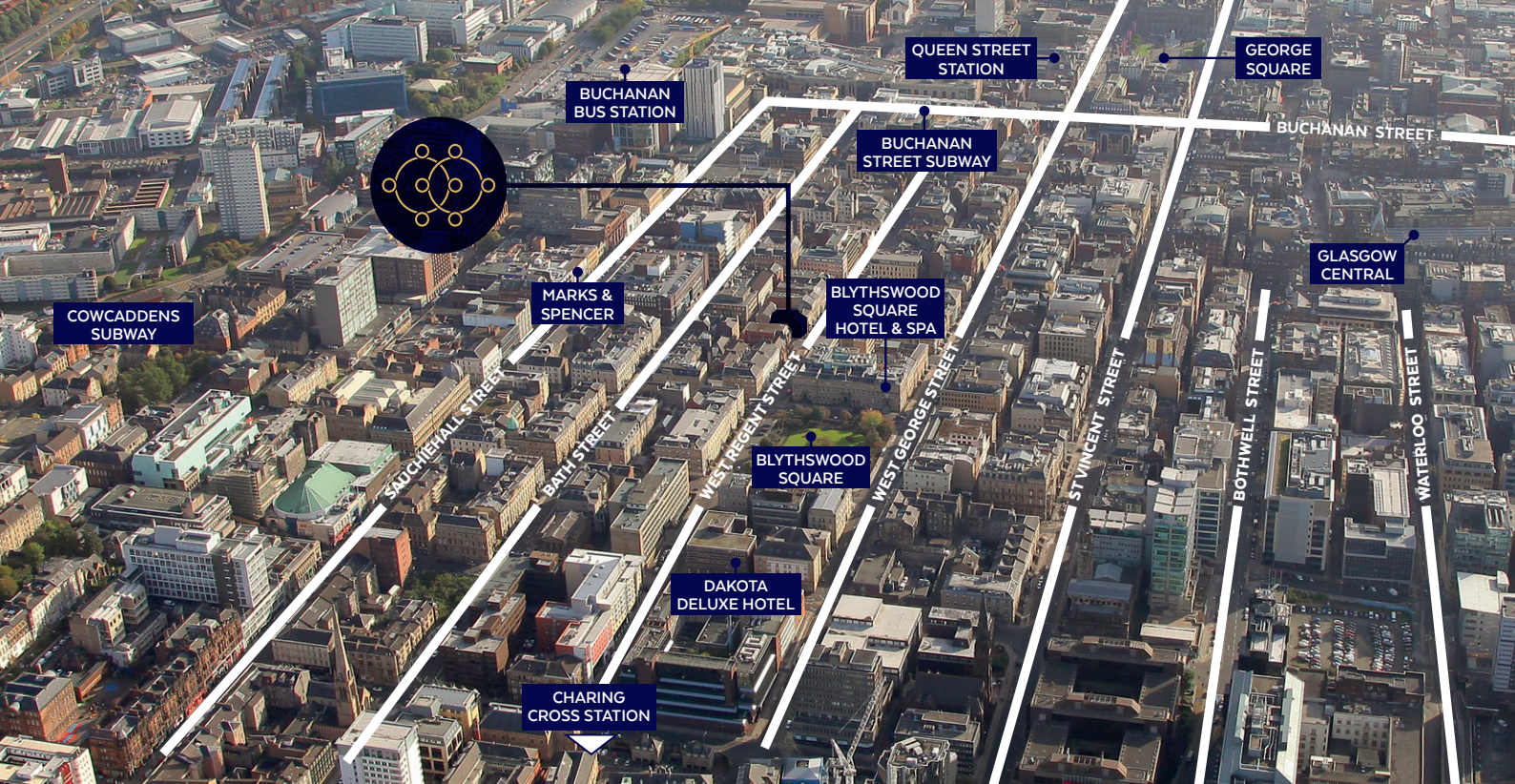
2ND FLOOR: SUITE 2

The property has the following approximate net internal area:

1,442 sq ft | 134 sq m

2 x tandem parking spaces are available





EPC:

The building has a current EPC rating of 'C'. A copy of the EPC Certificate is available upon request.

VAT:

The property is registered for VAT.

RATEABLE VALUE:

The rateable value requires to be re-assessed following the refurbishment works.

QUOTING TERMS:

The subjects are available on flexible FRI terms with quoting information available on request. All rents quoted are exclusive of building insurance, service charge, utilities, broadband/fibre and VAT.

CONTACT:

For further information or an appointment to view please contact:

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