

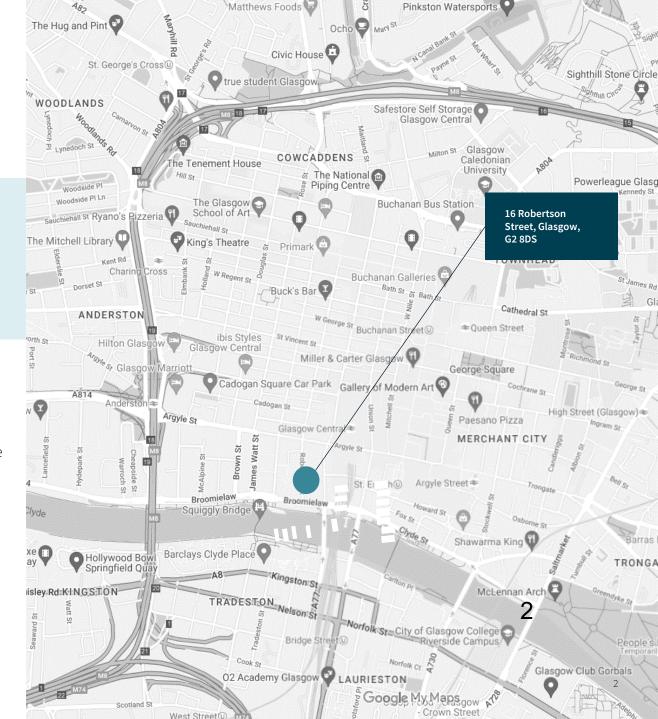
## Description

A striking Grade A listed building situated in the heart of the International Financial Services District.

#### To let

A range of suites available, over the ground, first and third floors, offering occupiers flexible and good quality office space in one Glasgow's most historic properties.

- £10 per sq ft rental
- Inclusive packages available which includes rent, service charge, fit out, furniture, building insurance and use of common meeting room
- Historical period features
- Flexible, bright office space
- Manned Reception
- 24-hour access
- Grade A listed building



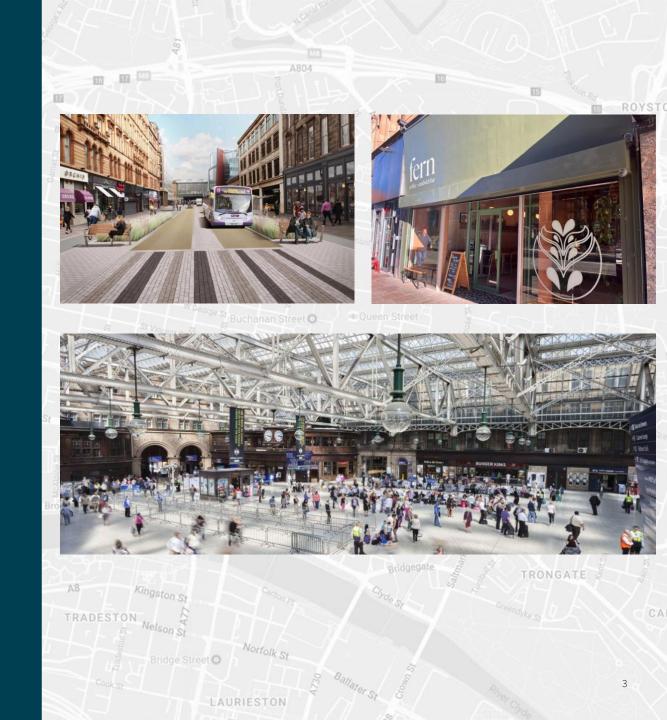
### Location

16 Robertson Street is located in a prominent position within Glasgow's International Financial District.

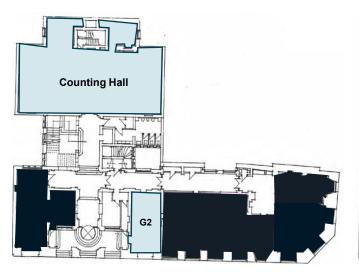
The property benefits from excellent transport links, with it being situated only a 4-minute walk from Buchanan Street and Central Station, and a further 10-minute walk to Queen Street Station.

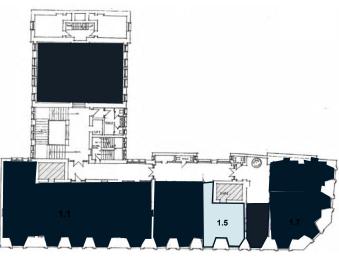
The area surrounding 16 Robertson Street is rich in amenities with a range of coffee shops, restaurants and hotels in the vicinity. Furthermore, Buchanan Street and the St Enoch Centre is also within walking distance, home to over 90 shops and restaurants.

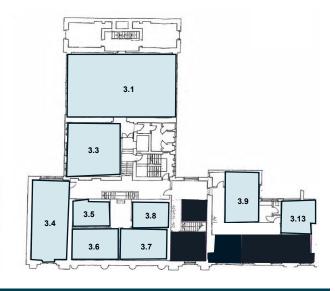
16 Robertson Street will benefit from the surrounding streets being part of Glasgow's Avenue's project, a £115million project aiming to transform Glasgow through the delivery of an integrated network of continuous pedestrian and cycle routes.



# 16 Robertson Street – Availability







	Size (sq ft)
Counting Hall	2,151
Suite G.2	272

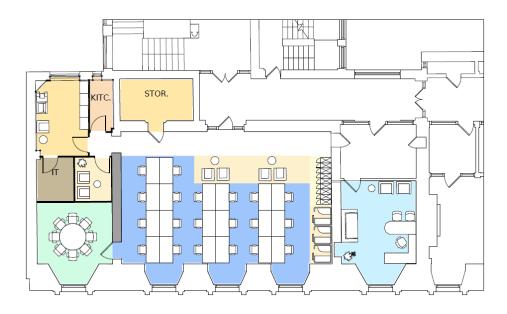
	Size (sq ft)
Suite 1.5	430

	Size (sq ft)	Rent (pcm)
Suite 3.1 – 3.3	1,701	£2,551.50
Suite 3.4	510	£765.00
Suite 3.6	302	£453.00
Suite 3.7	285	£427.50
Suite 3.9	271	£406.50
Suite 3.13	199	£298.50
Suite 3.8	157	£235.50

## Larger Suites

Aswell as smaller suites, 16 Robertson Street also suits larger occupiers who are seeking larger spaces in the city centre. Please see indicative space plans below for two of the largest suites in the building.





### Ground Floor – Counting Hall

- 2,766 sqft
- 24 desks
- 4 private offices
- 2 meeting rooms (x1 large and x1 medium)
- Dedicated kitchen

#### First Floor – Suite 1.1 (now let)

- 2,055 saft
- 20 desks
- 1 private offices
- 1 large meeting room
- Dedicated kitchen and breakout space

## Inclusive Rental

16 Robertson Street offers an inclusive rental package, simplifying the process for new tenants.

⊙⊸ Rent

£ Service Charge

Fit Out and Furniture

Building Insurance

Use of common meeting room and kitchen facilities

\*VAT and electricity are not included.













### **JLL** SEE A BRIGHTER WAY



Meg Beattie
Associate
Meg.Beattie@jll.com
+44 (0)7935203765



Hanna McKie
Graduate Surveyor
Hanna.Mckie@jll.com
+44 (0)7933514376

JLL act for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Date of Preparation of Details March 2024