



To Let / For Sale

Unique Opportunity

Description

This is a unique opportunity to acquire a self-contained office/retail/leisure unit (subject to planning consent) in the City Centre of Glasgow. This self-contained first floor property provides the incoming occupier with a bright and spacious open-plan accommodation. The property benefits from air conditioning, W/C and a kitchen. The suite has potential. Occupying a prime corner position on Cambridge Street and Sauchiehall Street, the large windows provide excellent natural daylight.

Property Specification

- Exclusive front door access
- Prominent southwest facing corner position
- 8 passenger lift
- Escalator
- Tea prep area
- Natural daylight



Location	Glasgow City Centre
Size	5,170 sq ft
Rent	£60,000 Per Annum
Price	OIRO £600,000
JLL Ref.	98260

	SqM	SqFt
Ground Floor	14.12	152
First Floor	466.19	5,018
Total	480.31	5,170

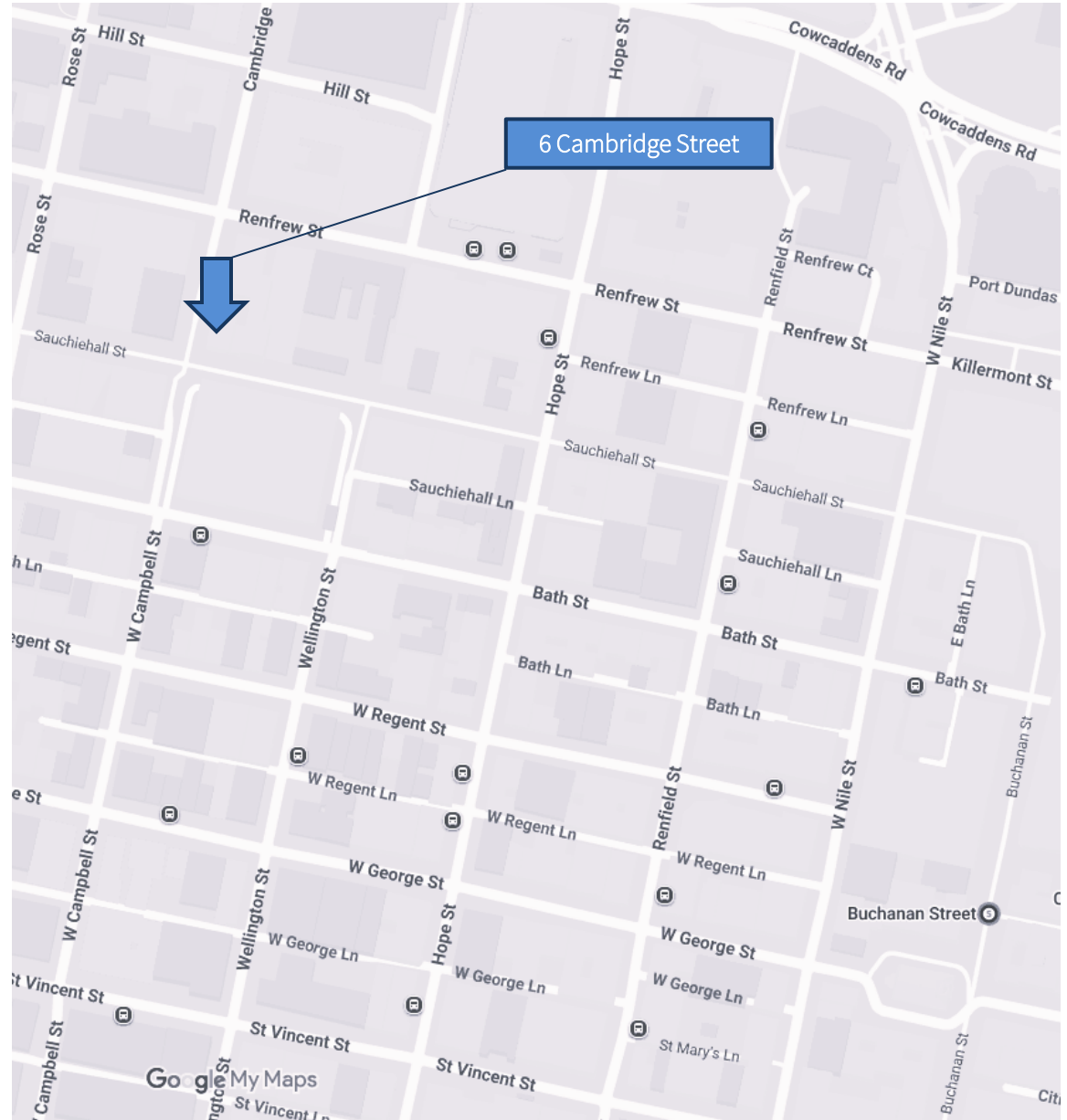
Location

The subject property occupies a prime corner position in the heart of Glasgow's City Centre, on the corner of Cambridge Street and Sauchiehall Street.

The building is ideally located for a range of uses with neighbouring occupiers including Tesco Express, Pret A Manger, DoubleTree by Hilton, Costa Coffee, and many more.

Connectivity is also excellent, with all forms of public transportation within walking distance.

The immediate area has recently benefitted from significant investment as part of the Sauchiehall Street "Avenues" project by Glasgow City Council. This regeneration has delivered substantial upgrades to the surrounding environment, enhancing the area's appeal and increasing footfall for local occupiers.



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