

100

WEST REGENT STREET



# 100

WEST REGENT STREET

**100 West Regent Street: behind a listed facade boasts contemporary office accommodation; tactile, flexible and ready to occupy.**

- Open plan floorplates
- Fully fitted and furnished suites available
- Vibrant arrival with artwork from Richard Woods
- High quality offices with excellent natural light
- Lift and disabled access
- Feature exposed ceilings
- Secure basement car parking
- Secure cycle storage
- Shower and changing area



# DESCRIPTION

100 West Regent Street provides refurbished high quality office accommodation within the heart of Glasgow's city centre, our new reception and common areas feature bespoke artwork by Richard Woods.

The office floors can be split to suit any occupiers needs.

## Flex100

If you're looking for a quick and hassle-free way to get started, the Flex100 suites are an ideal option.

# ACCOMMODATION

Open plan floorplates are capable of subdivision, flexible for a range of requirements from 904 sq ft – 4,526 sq ft (7-60 desks).

Suite	Sq <sup>ft</sup>	Rent	Fit Out
5th	3,440	£20.00 per sq ft	No*
Suite 3.1 (21 desks)	1,410	£40.00 per sq ft	Yes
Suite 3.2 (14 desks)	904	£40.00 per sq ft	Yes
Suite 3.3 (17 desks)	1,571	£40.00 per sq ft	Yes
2nd	4,526	£20.00 per sq ft	No*
Total	11,851	*the landlord can provide bespoke fit out for tenants charged at an additional rate	

# SPECIFICATION

- VRV Air Conditioning
- LED lighting
- Mix of feature exposed & suspended ceilings
- Raised access floors
- Fibre provision
- All electric
- EPC B targeted
- Carpeted floors
- Secure door entry
- Basement car parking





# OUR FULLY FITTED FLEX100 SUITES

**Our fourth floor provides fully furnished suites, fully kitted with desks and meeting rooms and ready to go!**

Flex100 suites offer the perfect solution for those who need to get up and running as quickly as possible and with minimal fuss.



## WHAT'S INCLUDED @ £40 PER SQ FT

- ✓ Dedicated kitchen area
- ✓ Breakout furniture
- ✓ Meeting room
- ✓ High bench desks
- ✓ Service charge
- ✓ Buildings insurance
- ✓ Water rates
- ✓ 100mb internet connection, hard wired and wireless



100

WEST REGENT STREET

## LOCATION AND 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 18 and 19.

- |                           |                               |
|---------------------------|-------------------------------|
| 1 Hampton by Hilton hotel | 8 Bloc+                       |
| 2 Blythswood Square hotel | 9 The butterfly and the pig   |
| 3 Sarti                   | 10 Halloumi                   |
| 4 Buck's Bar              | 11 Maki and Ramen             |
| 5 Starbucks               | 12 Babs                       |
| 6 Laboratorio Espresso    | 13 Tesco (Sauchiehall Street) |
| 7 Kcal Kitchen            | 14 Pure gym (Bath Street)     |
| P Parking                 | 15 Black Sheep Coffee         |



## Train

Glasgow Queen Street station - 5 minutes  
Glasgow Central station - 5 minutes



## Bus

Buchanan bus station within a  
10-minute walk



## Subway

Buchanan Street subway station connecting to  
the West End - 5 minutes



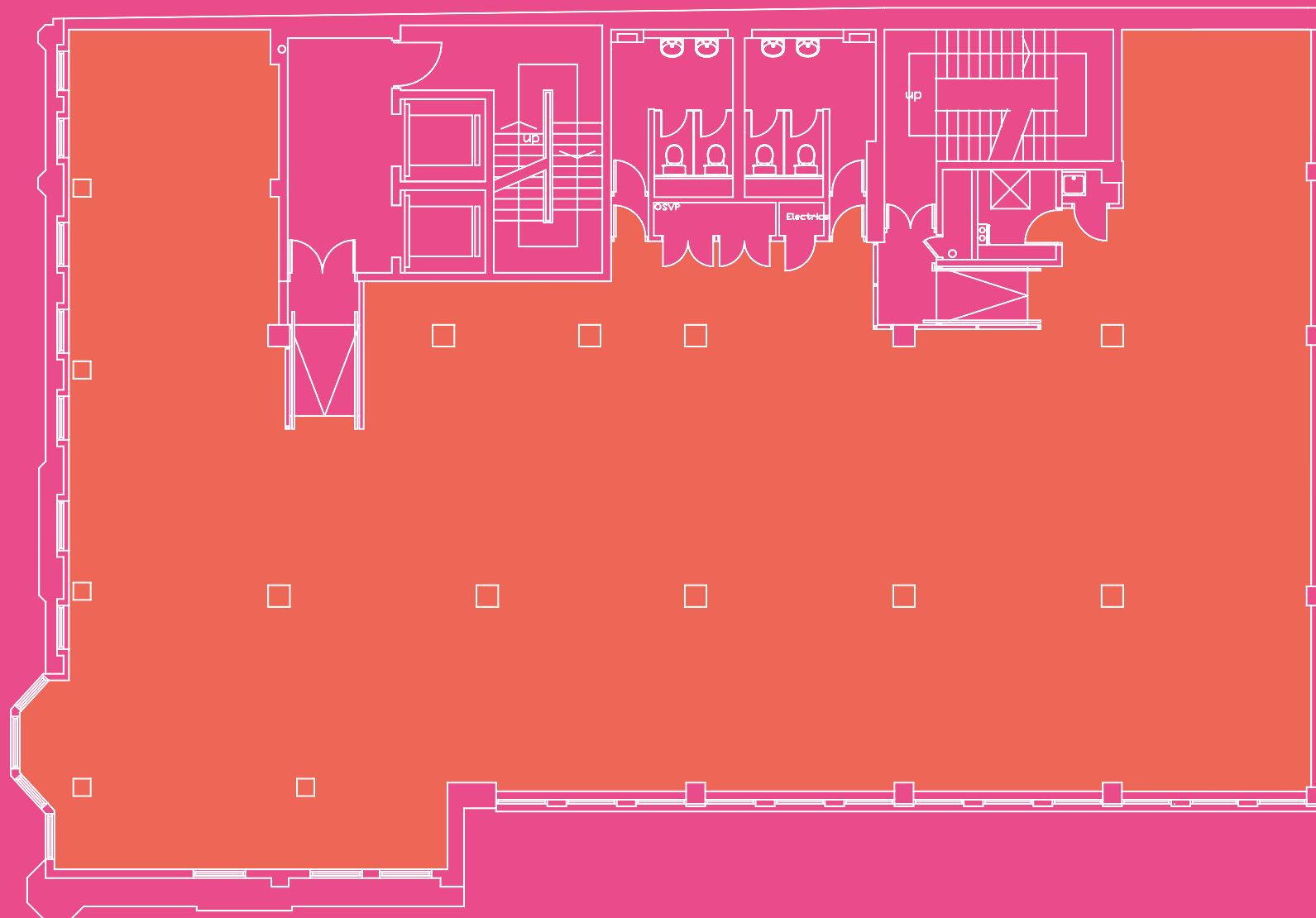
## Airport

Glasgow Airport - 20 minutes  
Edinburgh Airport - 45 minutes



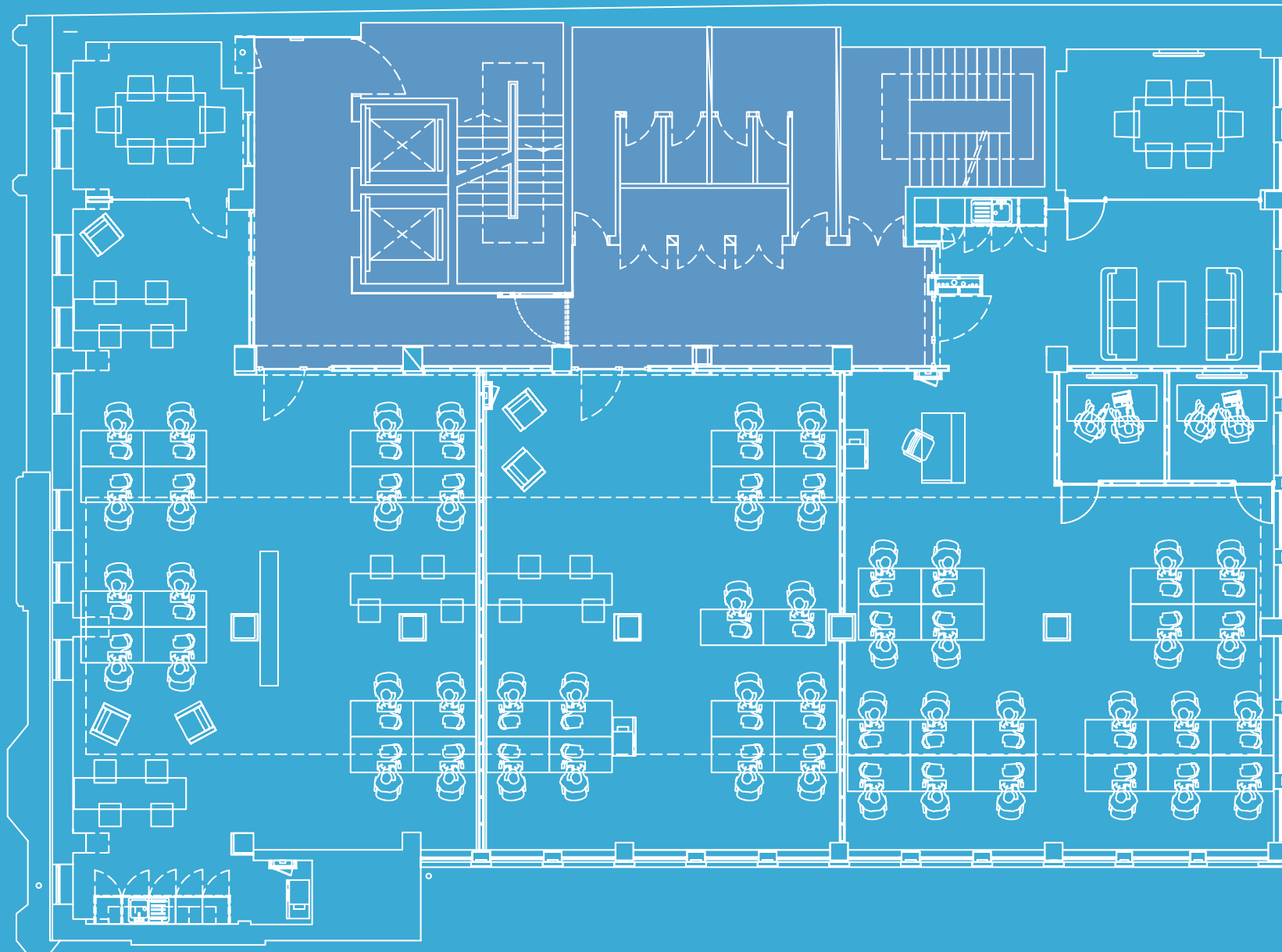
100 WEST REGENT STREET, GLASGOW

## 2ND FLOOR



100 WEST REGENT STREET, GLASGOW

## 3RD FLOOR



## FURTHER INFORMATION

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

**Michael Facenna**

07983994050

michael.facenna@avisonyoung.com

**Meg Beattie**

07935203765

Meg.Beattie@eu.jll.com

**AVISON  
YOUNG**



JLL and Avison Young 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 their 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. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); 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.

**For properties in Scotland:**

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

© 2022 Jones Lang LaSalle IP, Inc. Publication Aug 2023. Design by Ninetwo.



WEST REGENT STREET