

**MODERN REFURBISHED
WORKSPACE AVAILABLE
2,806 - 7,208 SQ FT**

PORTLAND HOUSE

**17 RENFIELD STREET
GLASGOW G2 5AH**

STRATEGICALLY
POSITIONED IN
THE HEART OF
GLASGOW'S CENTRAL
BUSINESS DISTRICT



Located in the heart of Glasgow City Centre, 17 Renfield Street is located within 1 minute walk of Glasgow Central Station and 10 minutes from Glasgow Queen Street. Key bus routes operate immediately outside the property on Renfield Street and Union Street and the subway is within short walking distance at both Buchanan Street and St. Enoch Square. An abundance of amenities are located on the doorstep with various bars, restaurants and coffee shops situated in close proximity.

**REFRESHED &
READY TO GO**



EPC B

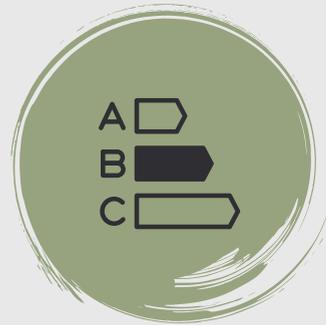
Cycle Racks

**Shower
Facilities**

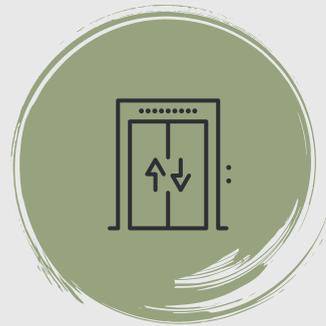
**Dedicated
Live Internet**

**Green Energy
Contracts**

**100% LED
Lighting**



SPECIFICATION & SUSTAINABILITY



**Two New
Energy Efficient
Kone Lifts**

**Dedicated
Car Parking**

**Manned
Reception**

**24 Hour
Access**

**Fully DDA
Compliant**

**New VRF Air
Conditioning**

FIRST FLOOR

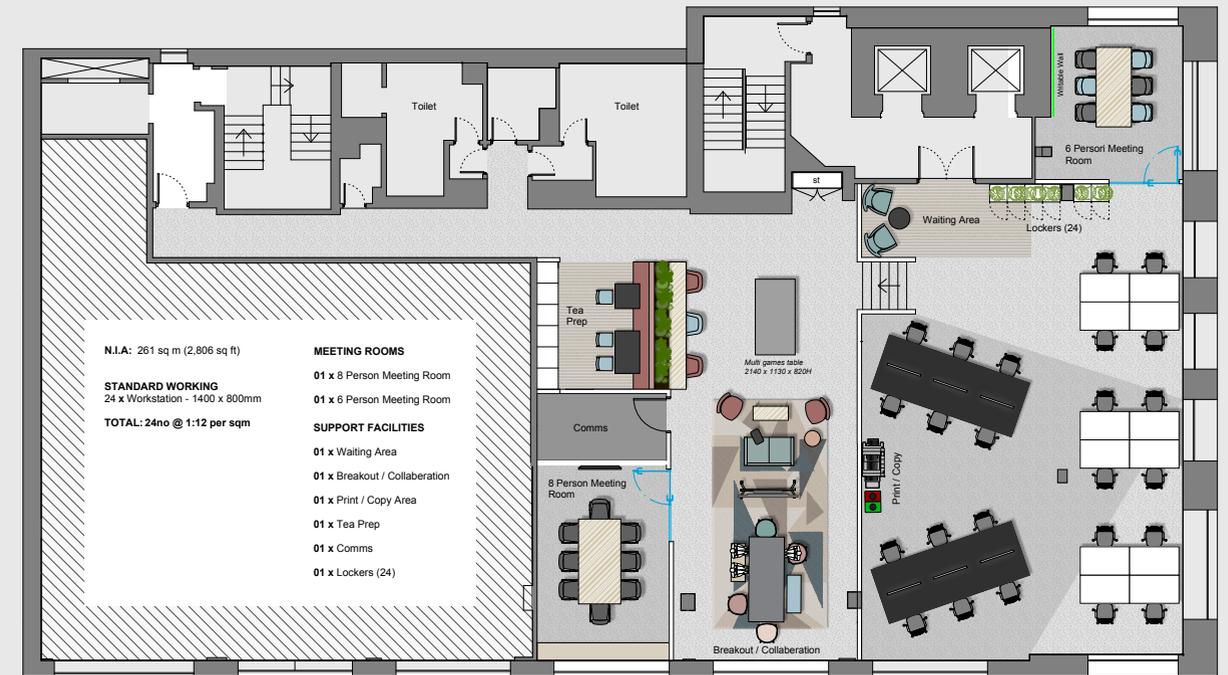
- 2,806 sq ft (261 sq m)
- New Linear LED Lighting
- Fitted kitchen
- Demised WCs
- Period window detail
- New VFR Air Conditioning
- Ability to install platform lift

WITH OR WITHOUT FIT-OUT

The landlord can offer to deliver the fit out on your behalf. This turnkey solution eliminates the stress of managing your own fit-out, providing a workspace that's move in ready from day one. Various financial arrangements are available to accommodate the fit out costs, including a fit out rental payable across the lease term.



First Floor

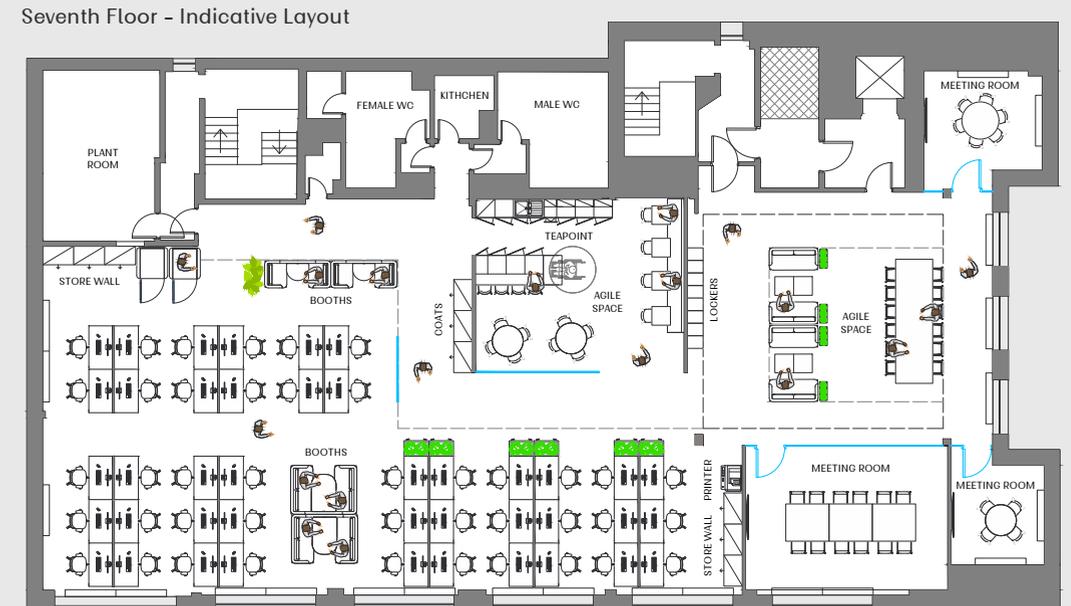
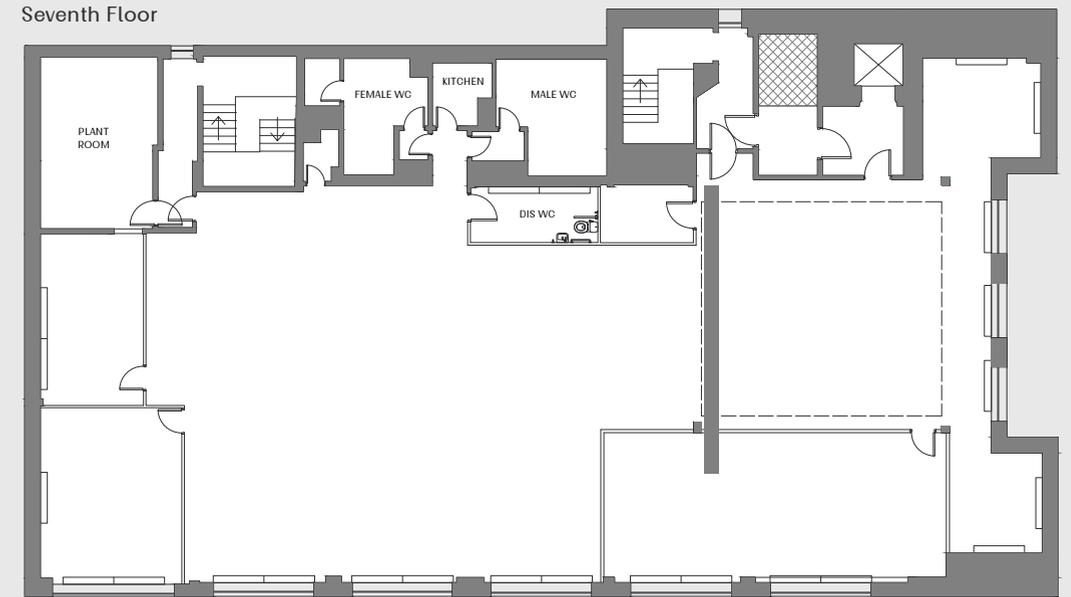


First Floor - Indicative Layout

SEVENTH FLOOR

- 4,402 sq ft (409 sq m)
- Impressive views
- Pyramid skylights providing excellent natural light
- Available in existing condition or refurbished

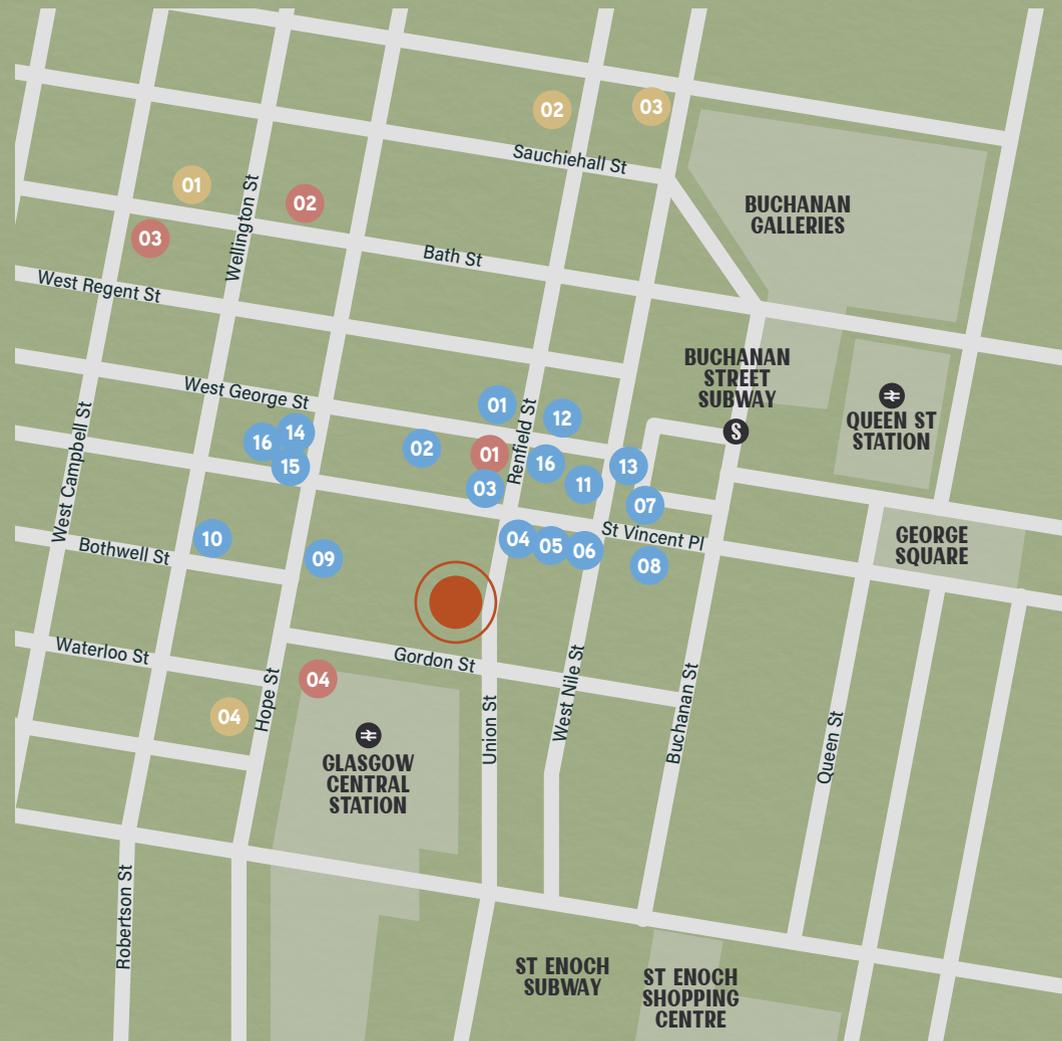
WITH OR WITHOUT FIT-OUT





CENTRAL LOCATION

BARS / RESTAURANTS	
01	Merchant
02	Blue Dog
03	Babs
04	The Drum & Monkey
05	Topolabamba
06	Chaakoo
07	All Bar One
08	Miller & Carter
09	Mezcal
10	Bavaria Brauhaus
11	Rosas Thai
12	Cafe Wander
13	YO! Sushi
14	The Last Bookshop
15	Hope and Vincent
16	Haulomi
17	Devil Of Brooklyn
HOTELS	
01	The Address
02	Apex
03	Hampton by Hilton
04	Grand Central Hotel
LEISURE	
01	PureGym Bath St
02	Pavilion Theatre
03	Cineworld Cinema
04	PureGym Hope St



FURTHER INFO



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