



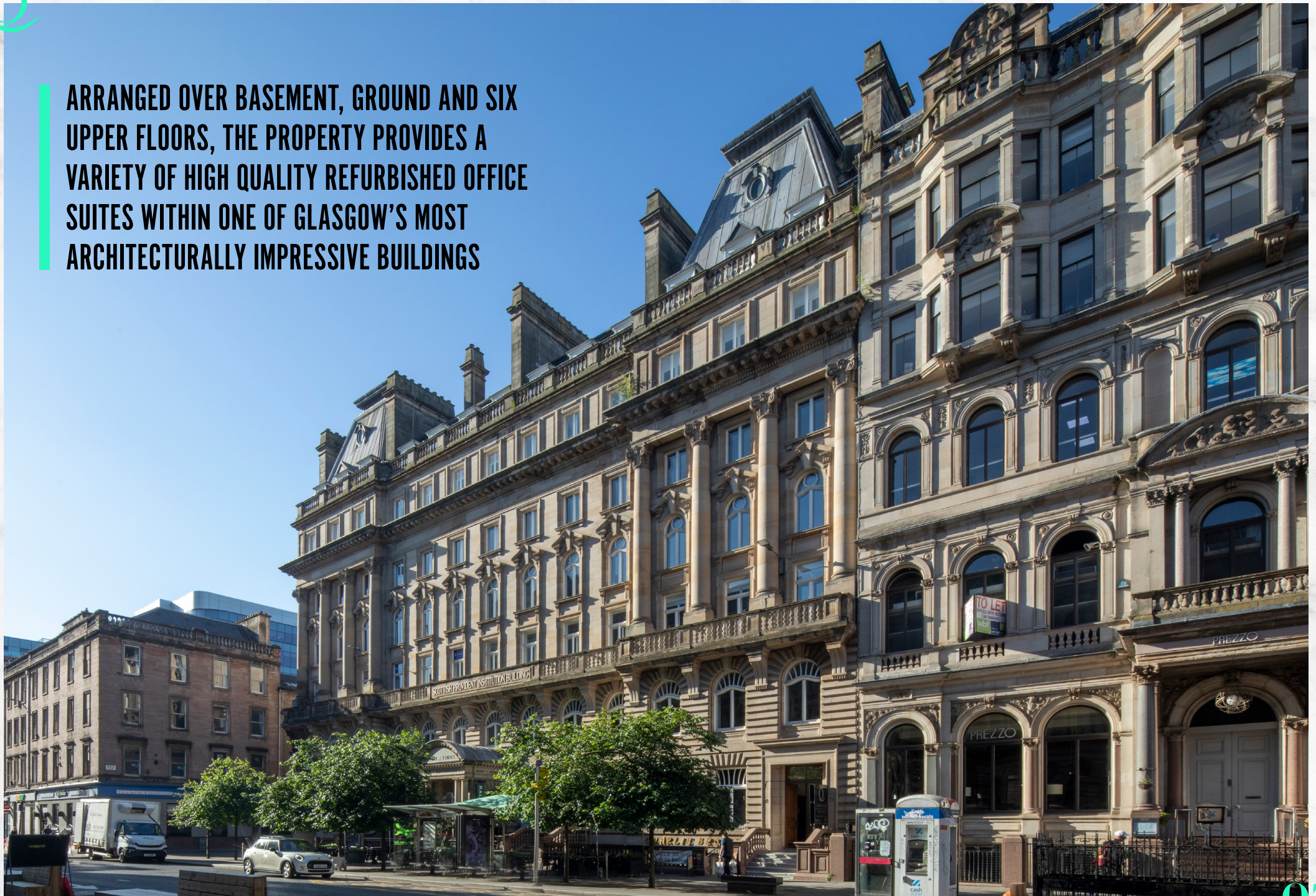
QUEEN'S LANDMARK WORKSPACE

Contemporary office space set behind a grand façade; Queen's House offers the perfect blend of traditional and modern workspace

HOUSE



ARRANGED OVER BASEMENT, GROUND AND SIX UPPER FLOORS, THE PROPERTY PROVIDES A VARIETY OF HIGH QUALITY REFURBISHED OFFICE SUITES WITHIN ONE OF GLASGOW'S MOST ARCHITECTURALLY IMPRESSIVE BUILDINGS





THE BUILDING

Queen's House benefits from an eclectic tenant mix ranging from established stock exchange listed companies to dynamic startups. There are also a number of designated car parking spaces available.



Typical SwiftSpace Suite



OUR OFFERING

Each suite provides a high specification open plan layout. The Landlord has installed a fibre backbone to the building, meaning tenants can get fibre connection from date of entry. This mitigates wayleaves, legal fees and long lead times. Further information is available upon request. Additionally, some suites can be tailored to suit occupier requirements:

Building facilities include:

- Showers
- Cycle racks
- Lift serving all floors
- Dedicated basement car parking
- Secure buzzer entry
- EPC rating 'B'

Availability	SQ FT	SQ M	Fit-out
Suite 6.3	1,079	100	SwiftSpace
Suite 5.5	600	55	Fitted & Furnished
Suite 4.6	1,146	106	SwiftSpace
Suite 3.6	1,113	103	Fitted
Suite 1.6	1,112	103	Not Fitted
Total	5,050	467	

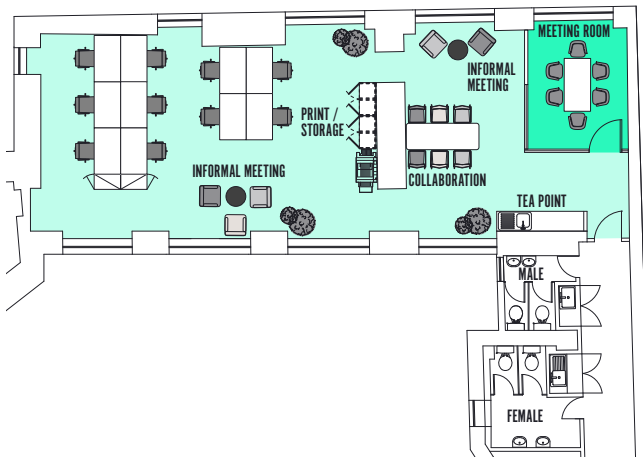




SWIFTSPACE

SwiftSpace benefits from high quality fit-out designed with modern office occupiers in mind.

SwiftSpace provides occupiers with a meeting room, desks, collaboration space and a kitchen. The fibre backbone in the building means tenants can move in within a matter of days, with no need for long fit out or IT connection lead times.

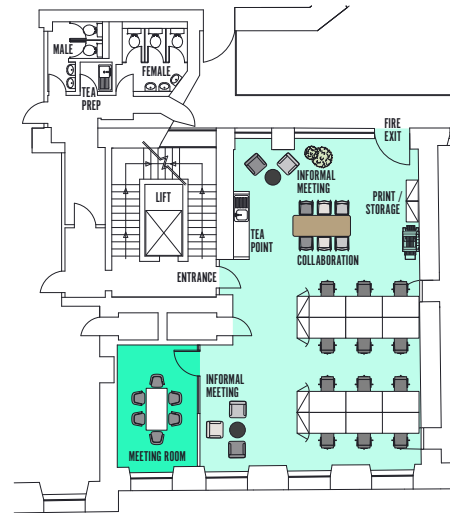


SUITE 4.6

Combined total of 10 desks*

- x1 6 Person Meeting Room
- x1 Print / Storage
- x1 Collaboration Area
- x2 Informal Meeting
- x1 Tea Point

*all desks are 1,400 x 800mm

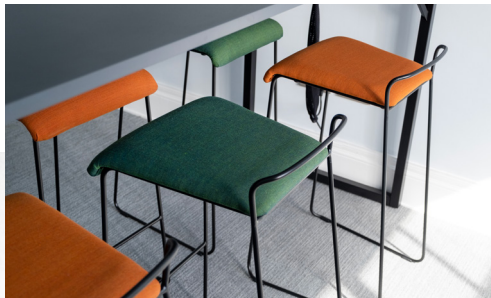


SUITE 6.3

Combined total of 12 desks*

- x1 6 Person Meeting Room
- x1 Print / Storage
- x1 Collaboration Area
- x2 Informal Meeting
- x1 Tea Point

*all desks are 1,400 x 800mm





QUEEN'S HOUSE



AMENITIES:

- 01 Ralph & Finns
- 02 Starbucks
- 03 The Citizen
- 04 The Anchor Line
- 05 Tesco Express
- 06 Sprigg
- 07 Mamasan
- 08 Bar Burrito
- 09 Pret A Manger
- 10 Greggs
- 11 Costa Coffee
- 12 The Ivy
- 13 Miller & Carter
- 14 Princes Square
- 15 Everyman Cinema
- 16 BRGR



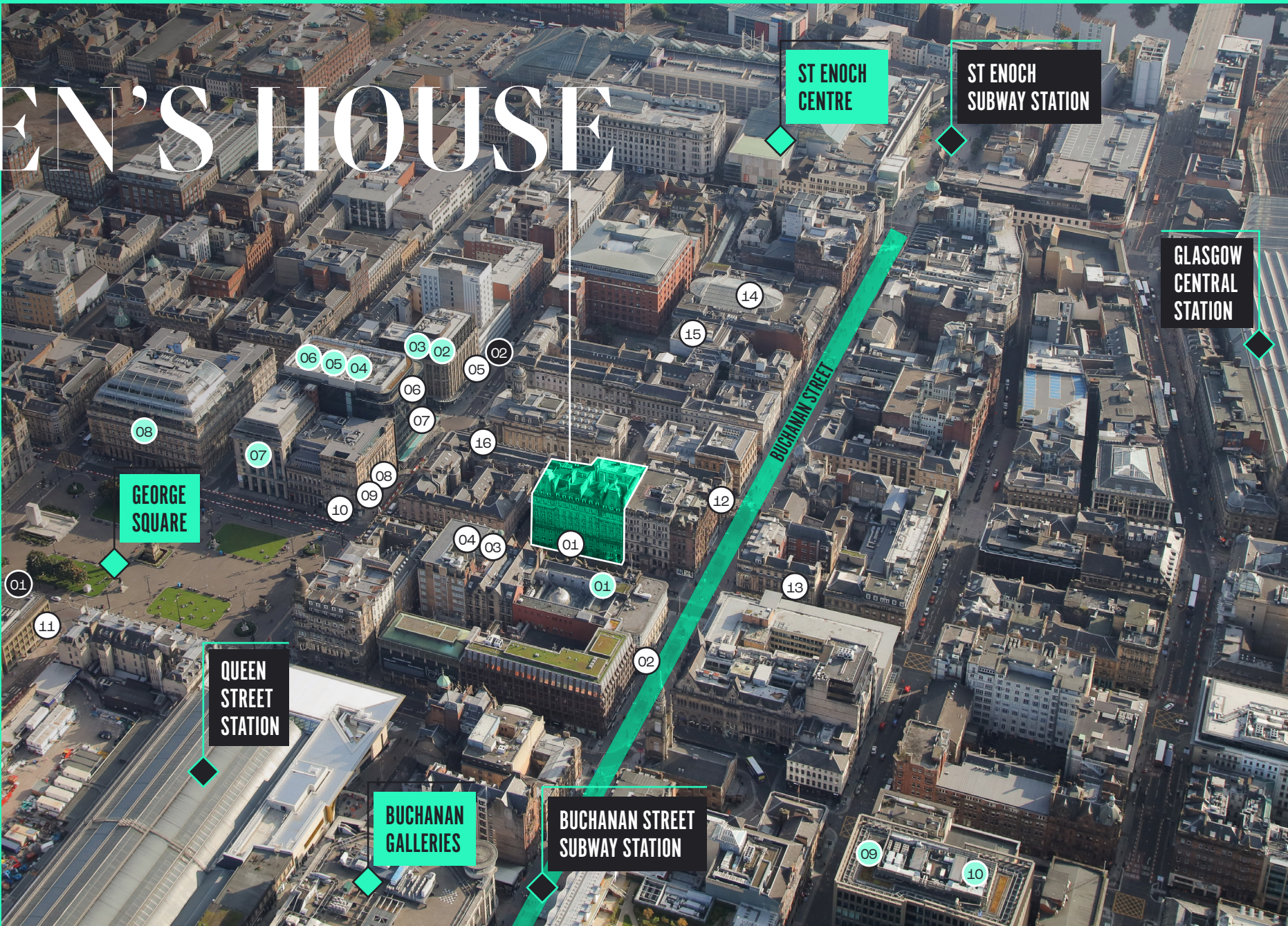
NEIGHBOURING OCCUPIERS:

- 01 Clydesdale Bank
- 02 Lindsays
- 03 Edrington
- 04 Deloitte
- 05 Brodies
- 06 ACCA
- 07 Transform Innovation
- 08 EY
- 09 Shepherd & Wedderburn
- 10 ARUP



NEXTBIKE STATIONS:

- 01 George Square
- 02 Queen Street





PERFECTLY PLACED

Queen's House is located
on St Vincent Place
between George Square
& Buchanan Street.



Glasgow Central, Queen Street and
Argyle Street railway stations are all in
close proximity to the property, as is
Buchanan Street subway station.



Buchanan Street, one of the UK's premier
retail destinations, is located immediately
adjacent to Queen's House and offers a wide
variety of shopping and restaurant facilities.



The property has excellent links to the M8
Motorway, from which Glasgow International
Airport can be reached within 15 minutes.



LOCAL AMENITIES

sprigg

TESCO
express

— THE —
ANCHOR LINE
GLASGOW NEW YORK

COSTA
COFFEE

★ **PRET** ★

BARBURRITO
MEXICAN EATERY

MAMASAN
BAR/BRASSERIE

The Citizen

MILLER & CARTER
— STEAKHOUSE —



RALPH & FINNS
BAR — RESTAURANT

THE IVY



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