



WEST REGENT STREET

GLASGOW



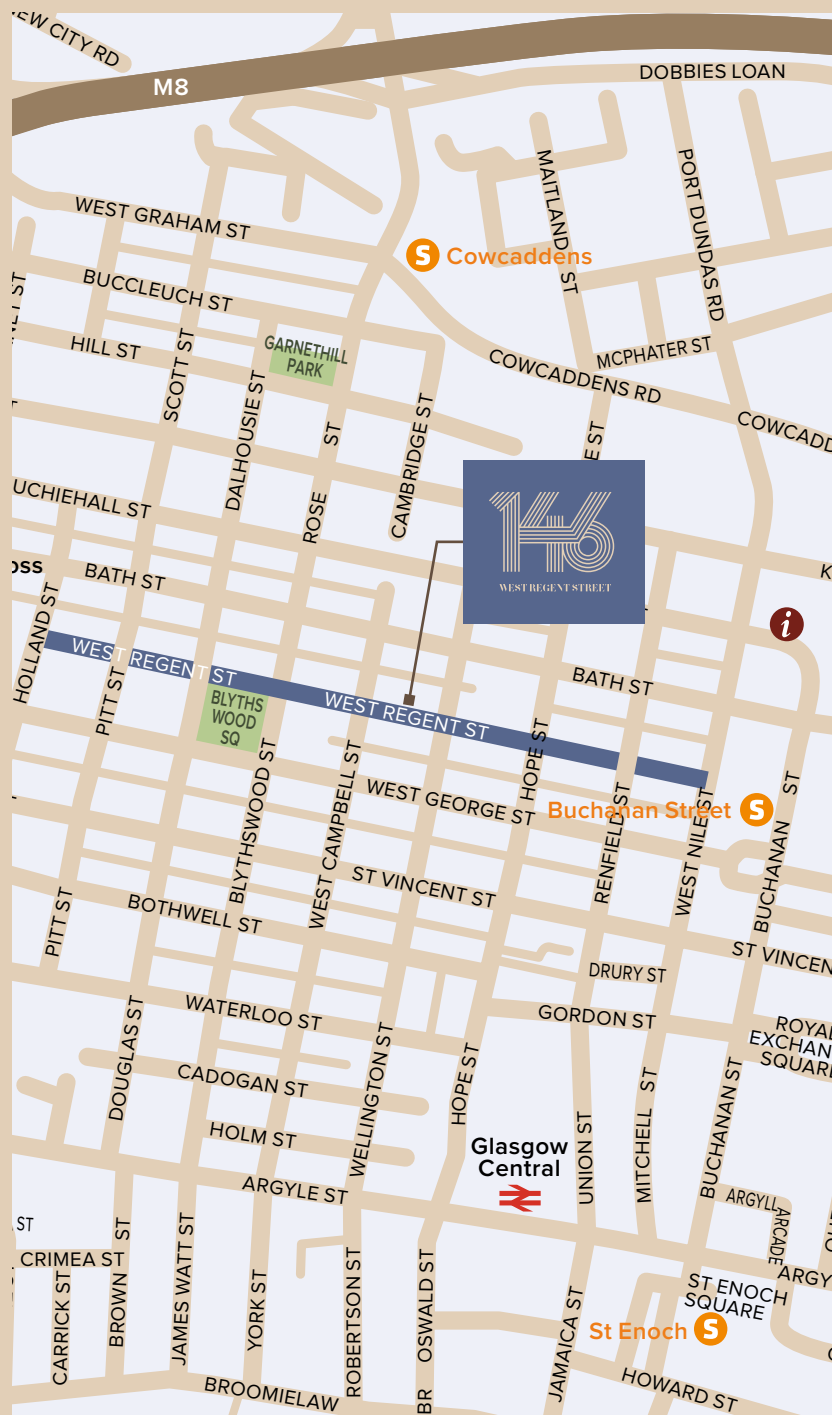
WEST REGENT STREET

LOCATION

146 West Regent Street is located in a prominent position within the heart of Glasgow's City Centre and central business district, home to numerous businesses, corporations and professional services.

The location of these offices benefits from excellent transport links, with Queen Street and Central Railway Station, Buchanan Bus Station and Buchanan Street Subway all within walking distance.

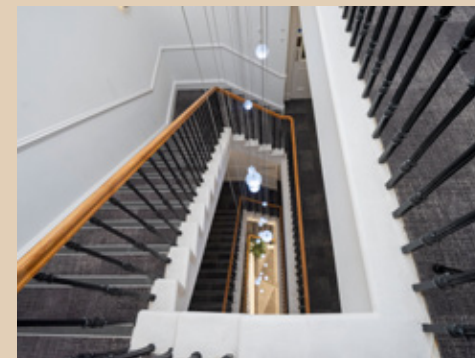
The area surrounding 146 West Regent Street is rich in amenities with an abundance of restaurants, cafés, and hotels in the vicinity. Buchanan Street, known as Glasgow's prime shopping street is also within walking distance, home to the iconic Buchanan Galleries which houses over 90 shops and restaurants.



DESCRIPTION

146 West Regent Street offers modern office accommodation yet set within a traditional 4-storey townhouse. The office spaces are accessed via the recently refurbished ground floor, through a secured keypad-controlled entry system.

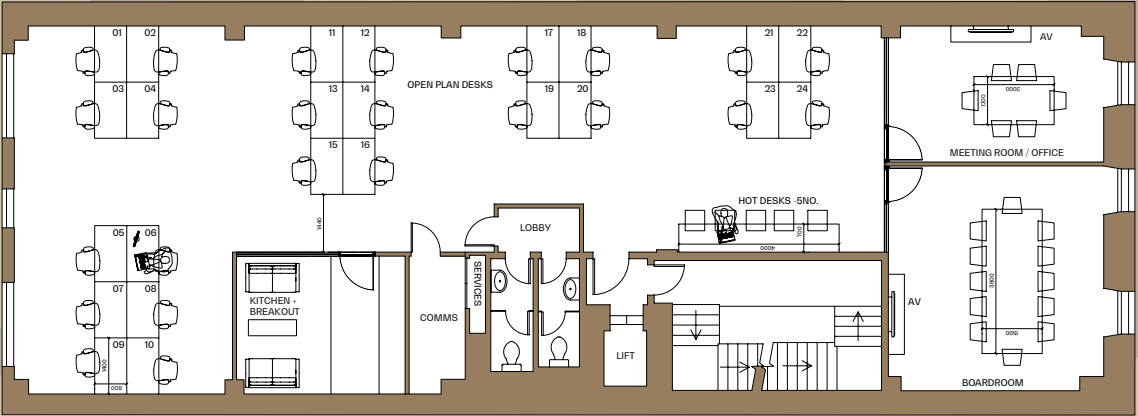
Each office space provides bright and spacious working areas, along with a private kitchen, and separate male and female WC's. Amenities include air conditioning, modern lighting, passenger lift, raised access flooring and Cat 5e fibre already installed.



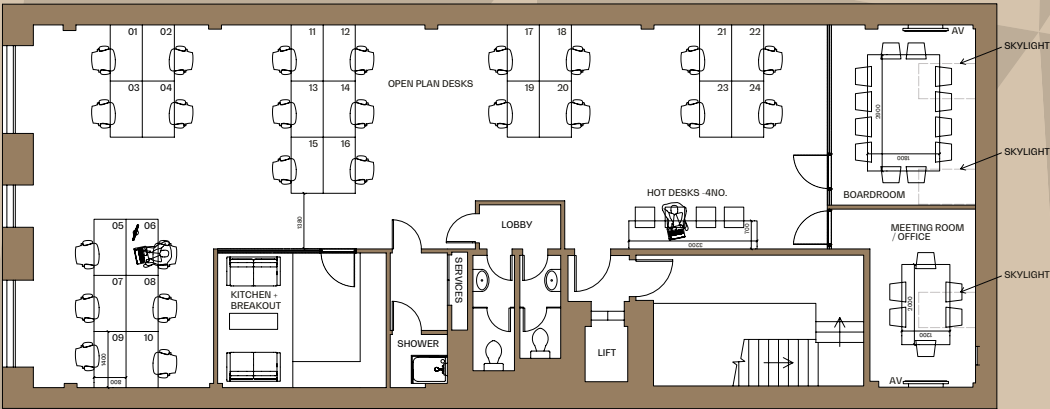
ACCOMMODATION

Floor	Description	Sq ft (NIA)	Sq m (NIA)	Price (per sqft)	Service Charge (per sqft)	Business Rates (per sqft)
2nd	Non fitted out space with kitchenette included. Wireless fibre included within the rental.	2,274	211	£15	£5	£6.35
3rd	Partially fitted space with kitchenette and meeting room included. Wireless fibre included within the rental.	1,878	174.5	£19	£5	£5.97

FLOOR PLANS



SECOND FLOOR



THIRD FLOOR



LEASE TERMS

Each floor is available on Full Repairing and Insuring Terms.

VAT

All prices quoted are exclusive of VAT.

EPC

EPC Rating A

A copy of the Energy Performance Certificate is available upon request.

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VIEWING & FURTHER INFORMATION

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