

HOLLAND PARK

COMMERCIAL OPPORTUNITIES

19,740 SQ FT OF COMMERCIAL SPACE,
WITHIN A NEW 433 RENTAL
HOME DEVELOPMENT

MODA

HOLLAND PARK, 50 HOLLAND STREET, GLASGOW G2 5BA

7 COMMERCIAL UNITS AVAILABLE WITH A TOTAL OF 19,740 SQ. FT

Be part of the Moda community, comprising of 19,740 sq.ft of commercial space, alongside 433 rental homes with state-of-the-art amenities including a private dining room, shared lounges, cinema room and gym.

Situated on the Western edge of Glasgow City Centre and within easy walking distance of public transport hubs, Holland Park is perfectly located.

All of the buildings are designed and built with the latest ESG principles in mind. BREEAM and EPC Ratings will be specifically targeted to be as high as possible, with an aim to gain Fitwel and WiredScore accreditations.



433
Residential Units



Business Hub



Communal
Boulevard



7 Commercial
Units



Gym



Co-working
spaces



Landscaped
Public Realm

M



MODA
COMMUNITY
FOR ALL

GREAT NETWORKS

TRANSPORT LINKS

 M8	4 Mins	0.6 Miles
		
Charing Cross Station	3 Mins	0.4 Miles
Anderston Station	7 Mins	2.2 Miles
Glasgow Central Station	4 Mins	0.6 Miles
Queen Street Station	10 Mins	1.2 Miles
Cowcaddens Subway Station	7 Mins	1.0 Miles
St Enoch Subway Station	7 Mins	1.2 Miles

UNIVERSITIES / SCHOOLS

- 01 Glasgow Caledonian University
- 02 The Glasgow School of Art

HOTELS

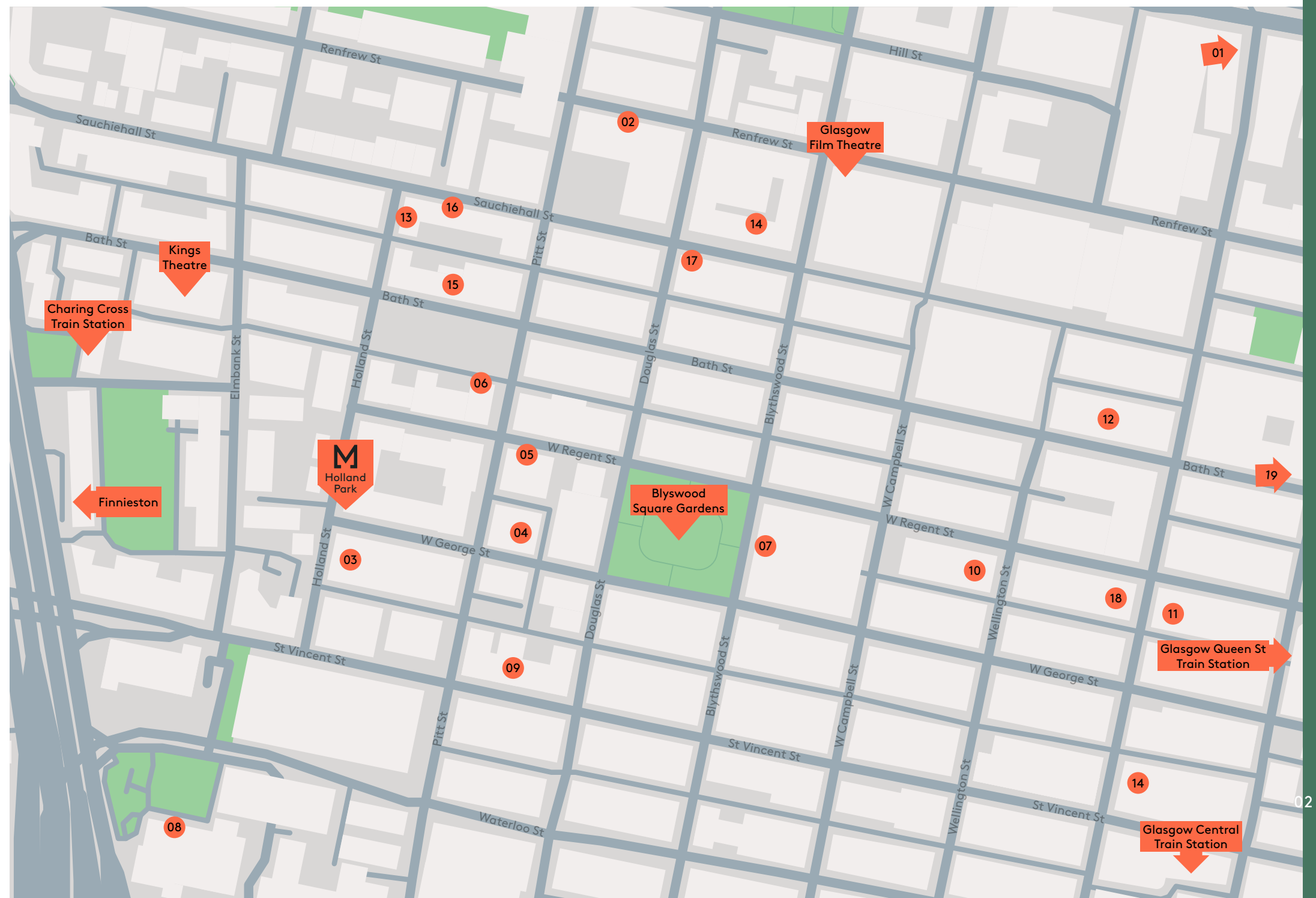
- 03 Sandman Signature Hotel
- 04 Malmaison
- 05 Dakota
- 06 Novotel Glasgow Centre
- 07 Kimpton Blythswood Square
- 08 Hilton Glasgow

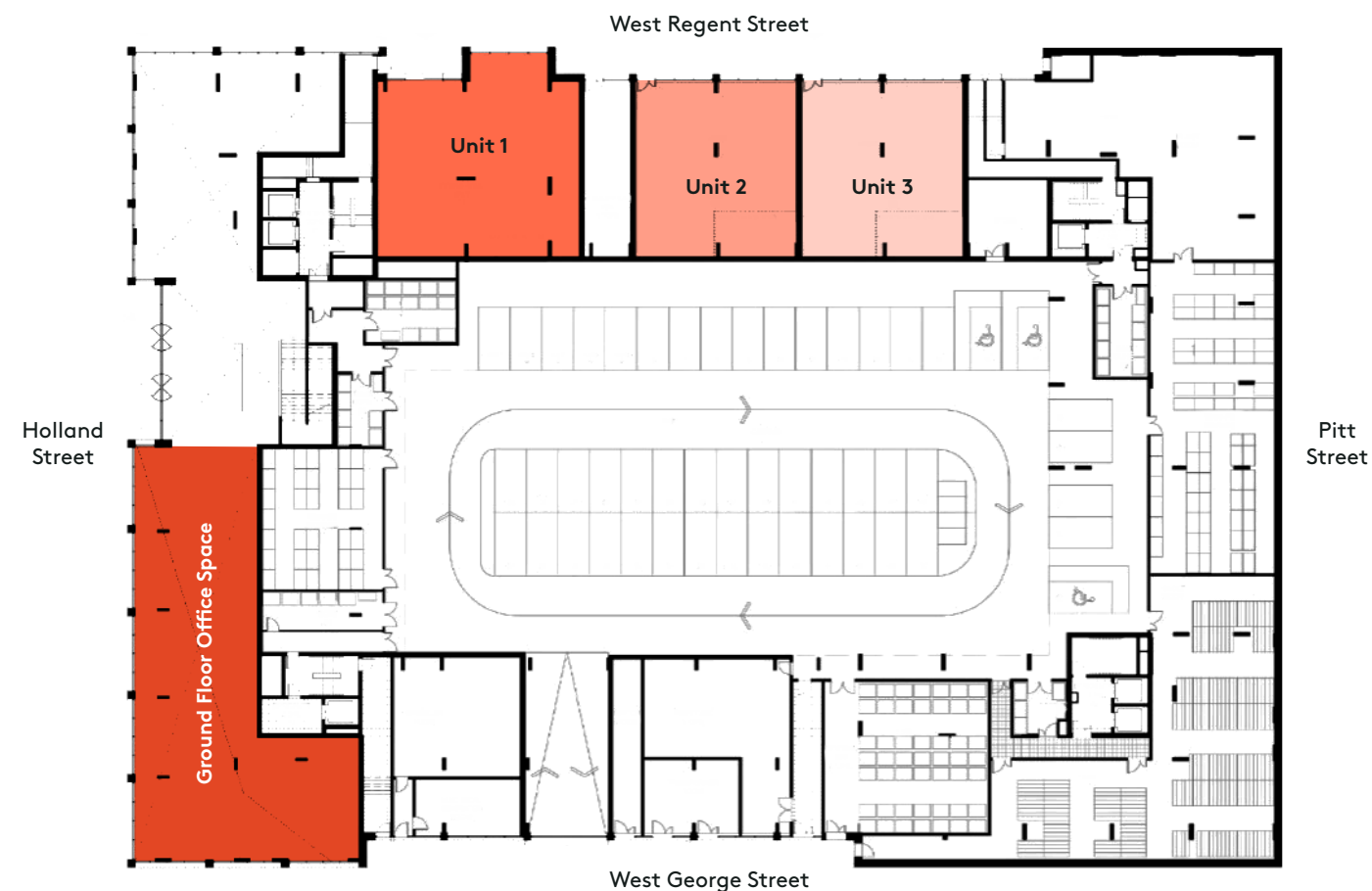
BARs AND ENTERTAINMENT

- 09 King Tut's Wah Wah Hut
- 10 Buck's Bar
- 11 The Pot Still
- 12 Malones Irish Bar
- 13 The State Bar

CAFES AND RESTAURANTS

- 14 Sprigg
- 15 Mi Steakhouse
- 16 Taste of Chennai Glasgow
- 17 Nando's
- 18 Opium
- 19 Maki & Ramen





SCHEDULE OF SPACES

SPACE	USE	SQ FT	SQ M
● Shell Unit 1 - West Regent St.	Class 1a*, 3, 4, 10 and 11	2,303	214
● Shell Unit 2 - West Regent St.	Class 1a*, 3, 4, 10 and 11	1,765	164
● Shell Unit 3 - West Regent St.	Class 1a*, 3, 4, 10 and 11	1,765	164
● Shell Unit 4 - Pitt St.	Class 1a*, 3, 4, 10 and 11	2,282	212
● Shell Unit 5 - Pitt St.	Class 1a*, 3, 4, 10 and 11	2,260	210
● Shell Unit 6 - Pitt St.	Class 1a*, 3, 4, 10 and 11	4,424	411
● Ground Floor Office Space	Office use	4,941	459
Total		19,740	1,834

* Classes 1 & 2 reclassified as 1a, effective from March 2023.

(subject to final measurement)

DETAILS

RENT

On application.

LEASE TERMS

The property is available on a new full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC and Recommendation Report can be provided on request.

BUSINESS RATES

The property requires assessment.

ENTRY

All units are immediately available.

LEGAL COSTS

Each party will be responsible for their own legals costs. In the normal manner, the ingoing tenant will be liable for any LBTT registration dues and VAT thereon.

MODA HOLLAND PARK



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