

55 Douglas Street

55 Douglas Street
Glasgow G2 7NP



Prime EPC A offices in Glasgow CBD, fully refurbished and ready for immediate occupation.

Type To Let

Size 6,198 to 44,718 sq ft

Rent £31.50 per sq ft

mc2-offices.com

0141 266 0717

Description

55 Douglas Street is a modern, fully refurbished Grade A office building in the heart of Glasgow's CBD. It offers high-quality workspace with an EPC A rating, a striking double-height entrance and excellent natural light throughout.

The building includes strong amenities such as a gym studio, showers, changing rooms, lockers and a dedicated cycle entrance with extensive bike storage. With flexible open-plan space ready to occupy, it provides a standout city-centre setting for modern businesses.



MC²

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Specification

- Prime Glasgow CBD location close to Central Station
- Fully refurbished Grade A building with EPC A rating
- Contemporary double-height reception and modern finishes
- High-quality, flexible open-plan office space
- Excellent natural light from all four elevations
- 24/7 concierge, secure access and modern amenities
- Extensive wellness offering including gym, showers and cycle facilities
- Strong building profile with major corporate occupiers already in place



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Accommodation

Name	sq ft	Availability
3rd	16,102	Available
2nd	16,088	Available
Ground - Suite A	6,198	Available
Ground - Suite B	6,330	Available
Total	44,718	



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Floor Plan

TYPICAL SPACE PLAN 1:8

Reception & Client Lounge	1
12P Meeting Rooms	2
6P Meeting Rooms	2
4P Meeting Rooms	3
1400x800 Desks	188
Meeting Booths	4
1:1 Meeting Rooms	2
Informal Meeting Areas	8
Print Areas	2
Tea Point	1
Café Breakout	1
Comms Room	1



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DOUGLAS STREET
GLASGOW, G2 7NP

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Location

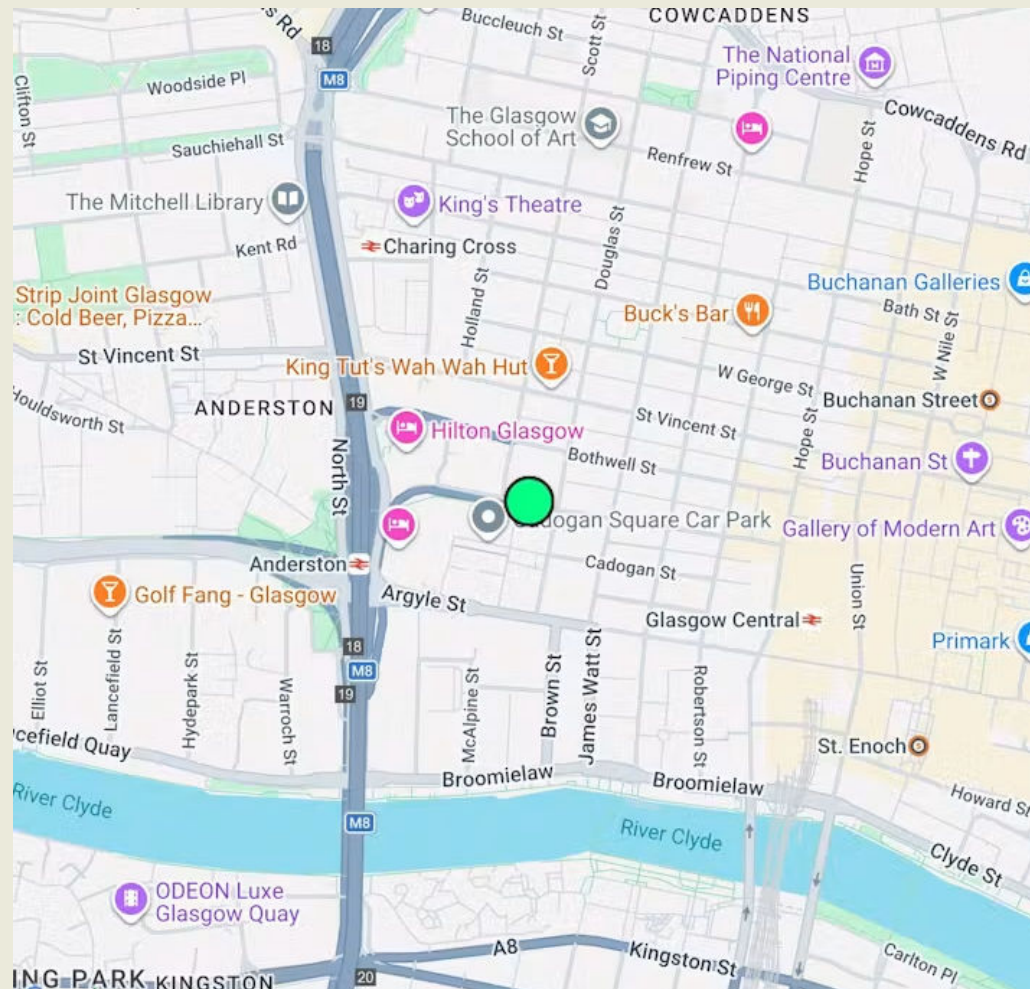
55 Douglas Street is right in Glasgow's Central Business District, close to major employers and only a few minutes' walk from Glasgow Central Station. It has excellent transport links, with easy access to rail, subway and motorway routes.

The surrounding area is packed with cafes, gyms, hotels and shops, making it convenient for staff and visitors. Its central position gives the building strong visibility and great connectivity across the city.

 Access to M8 J19 - 2 mins drive

 Glasgow Central - 4-5 mins walk
Anderston - 5-6 mins walk
Queen Street - 12-13 mins walk

 Glasgow Airport - 15 mins drive



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