



GLASGOW | G2 4BG

24 BLYTHSWOOD SQUARE



High quality, open plan office suites which benefit from private parking.

LOCATION

Blythswood Square is one of Glasgow's most prestigious addresses in the city centre, surrounding and overlooking the peaceful Blythswood Square Gardens. There is convenient access to all public transportation, including Central and Queen Street train station within walking distance.

Blythswood Square is also ideally situated to offer easy access to a range of local amenities, such as dining options, trendy cafés, bars, and nearby gyms. Shops are also within walking distance, including Buchanan Galleries and Buchanan Street, offering everything required for occupiers. It is also worth noting that the renowned Kimpton Blythswood Square Hotel is on the other side of the private gardens, a fantastic location for entertaining clients.

- | | |
|----------------------------------|----------------------------|
| A Blythswood Square Hotel | G Grumpy Pedro |
| B Hinba Coffee | H Sprigg |
| C Black Sheep Coffee | I Kcal |
| D Pret a Manger | J Malmaison |
| E Buchanan Galleries | K Bucks Bar |
| F Hope & Vincent | L Devil of Brooklyn |





DESCRIPTION

24 Blythswood Square offers refurbished, flexible office suites to suit any incoming occupier. The communal areas within the building have been refurbished, providing occupiers with modern shared facilities. The property is entered via Paxton, a secured entry system which all occupiers have access to via an app.

Suites available are situated on the lower ground, ground and second floor. The ground floor suites overlook Blythswood Square Gardens, whereas the lower ground suite benefits from a dedicated private entrance and outdoor patio area. All suites available benefit from large windows, enhancing the natural light within the office. Suites can also be delivered fully fitted and furnished to make the move as seamless as possible for any occupier.

ACCOMMODATION

Floor	Description	Sq ft (NIA)	Sq m (NIA)
Second (Suite 2.2)	Light filled, second floor suite with shared meeting facilities.	453	42.08
Ground	Refurbished office with dedicated meeting space.	350	32.5
Lower Ground	High quality, recently refurbished office space. This suite can be split providing space from 1,500 sq ft.	4,868	451
Lower Ground (Front)	Newly refurbished office suite with a private kitchen and dedicated meeting room.	767	71

SPECIFICATION

- Car parking available
- Dedicated access
- LED lighting
- Landlord fit-out options available
- Local landlord with in house property management
- Bookable meeting spaces across the city.
- Paxton App access
- Refurbished communal areas
- 2 x 14 person passenger lifts

LEASE TERMS

Each floor is available on Full Repairing and Insurance Terms.

VAT

All prices are quoted exclusive of VAT

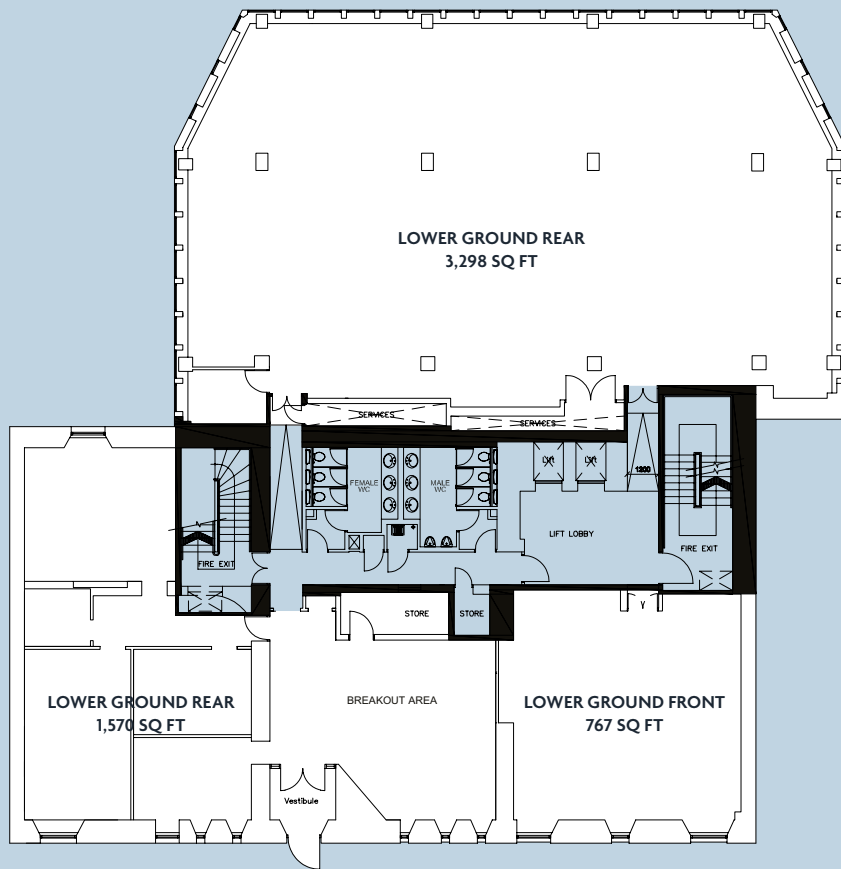
EPC RATING

EPC Rating - C

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

INCLUSIVE RENTAL

An all-inclusive rental from £30.00 to £35.00 per sqft can be offered which includes: rent, service charge, fit-out, furniture and insurance.



Another refurbishment project by The SRE Group -
www.thesregroup.com

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VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with the joint letting agents:-



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