

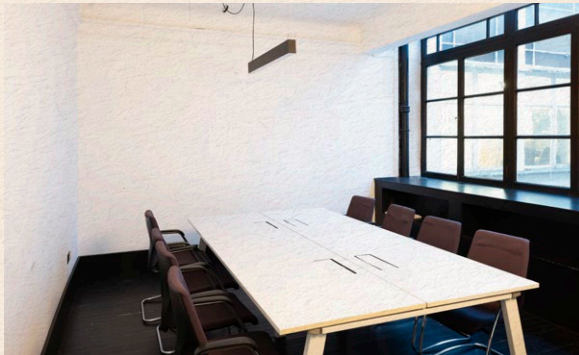
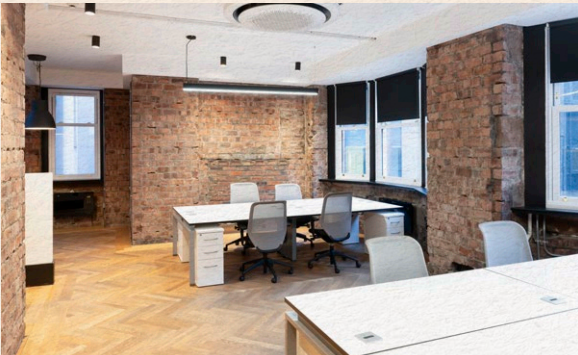
TO LET
SPACE AVAILABLE FROM
818 - 3,565 SQ FT

19 WATERLOO ST










GLASGOW . G2 6AY

A professional office building that combines traditional architecture with modern workspace design.


19 Waterloo Street features a seven-storey red sandstone building where historical character meets contemporary functionality. The building offers flexible suites that have been refurbished and can be delivered fully fitted and furnished. The common parts within the building have been refurbished to provide contemporary office accommodation.







KEY FEATURES

-  Prominent city centre location adjacent to Glasgow Central Station
-  Seven-storey red sandstone building with historical character
-  Refurbished suites from 818 sq ft to 10,106 sq ft
-  Refurbished common parts
-  Passenger lift serving all floors
-  24 hour access available
-  Secure door entry system on each floor
-  DDA compliant
-  Flexible lease terms available

SPECIFICATION

-  Access to bookable meeting rooms across the landlord's wider portfolio
-  LED lighting
-  Carpeted flooring
-  Underfloor trunking
-  Fully cabled plug and play options
-  Partially fitted out with meeting rooms and kitchen facilities
-  Fit out options available

LOCATION BENEFITS

-  Walking distance to Glasgow Central and Queen Street stations
-  Close to Buchanan Street and St Enoch Subway stations
-  Surrounded by shops, cafes, restaurants and leisure facilities
-  Easy access to city centre retail district



LOCATION

19 Waterloo Street occupies a prime position within Glasgow's Central Business District, offering exceptional connectivity.

Located just one minute from Glasgow Central Station and within easy walking distance of Queen Street Station, the property provides unparalleled access to Scotland's rail network. The building is equally well-served by underground connections,

with both Buchanan Street and St Enoch Subway stations nearby.

Glasgow's premier retail destination of Buchanan Street sits just moments away, while the immediate vicinity offers an extensive selection of restaurants, coffee shops, and convenience retail, creating a vibrant business environment in the heart of the city centre.



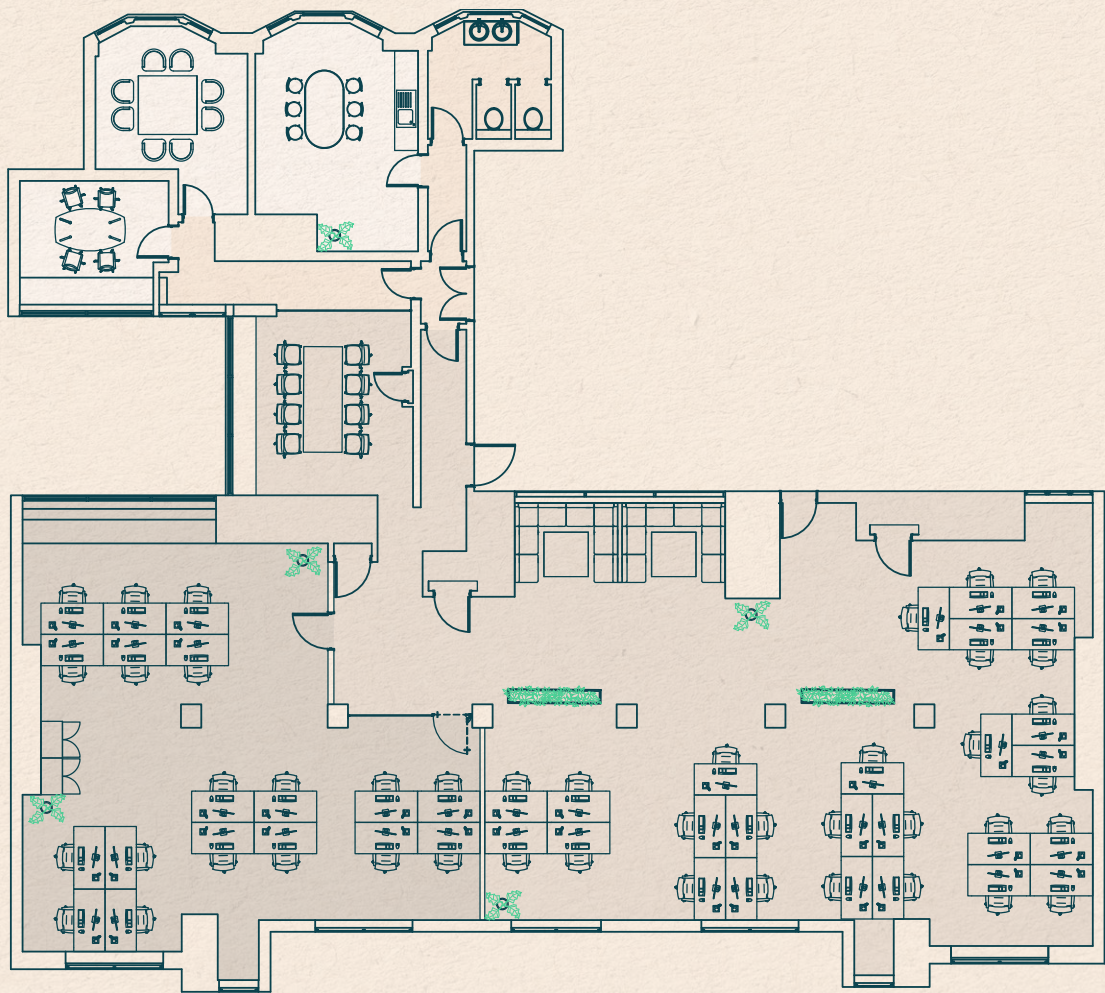
AMENITIES

- | | | | |
|------------------|---------------------|-------------------------|---------------------|
| 01 The Noble | 06 Pret A Manger | 11 Caffè Nero | 16 The Gym Group |
| 02 Malo Wine Bar | 07 Starbucks | 12 Mezcal | 17 Hope and Vincent |
| 03 Akiko | 08 Sprigg | 13 Tesco Express | 18 La Masa Taco |
| 04 Bao | 09 Piece | 14 Sainsbury's Local | 19 Gost |
| 05 Rioja | 10 Absolut Roasters | 15 Pure Gym Hope Street | |

AVAILABILITY

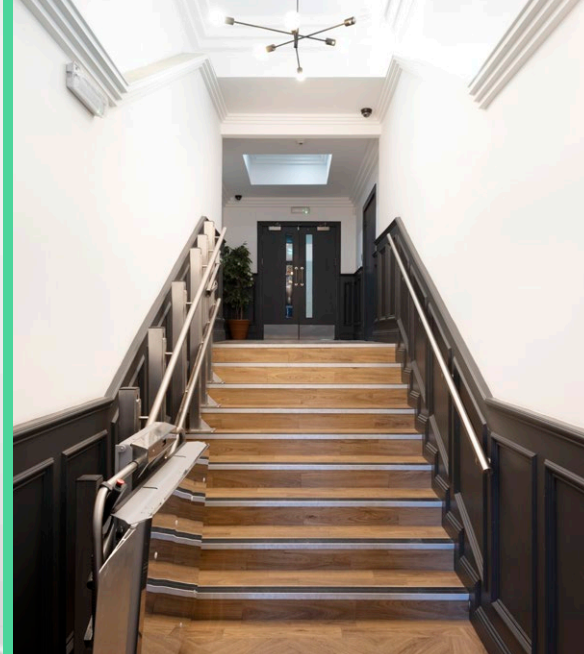
FIFTH FLOOR

- 44x desks
- 1x 4 person meeting room
- 2x 8 person meeting room
- 2x booth seating/informal meeting space
- 1x dedicated kitchen area



The suites are offered on a traditional open plan basis. However, the landlord can offer bespoke fit out options on a turnkey basis.

FLOOR	SUITE	SQ FT	SQ M	DESCRIPTION
Fifth	Full floor	3,565	331	Refurbished suite benefitting from existing fit out, including 2x meeting rooms and a kitchen.
Fourth	4.3	1,774	164	Previous tenant fit out in place, ideal for lab space occupier.
Third	3.10 - 3.11	818	75	Modern studio space featuring exposed brick finishes, a dedicated meeting room and tea prep.
Second	2.8	865	80	Cellular space with dedicated WCs, suitable for a variety of occupiers.
Second	2.4 - 2.5	987	91	High quality existing fit out.
First	1.1 - 1.4	1,173	108	Fitted and furnished with 18 desks, a kitchen and meeting room.



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BUSINESS RATES

The tenant will be responsible for all Local Authority Rates and Charges.

EPC

Rated D. Potential to improve to C following assessment.

VIEWINGS

For more information, or to arrange a viewing, please contact the joint letting agents:

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S R E

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The SRE Group
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