



THE MERCANTILE BUILDING

53 BOTHWELL STREET
GLASGOW G2 6TS



RINGING THE CHANGES AT THE MERCANTILE BUILDING

Forming one of the grand façades on Bothwell Street, The Mercantile Building is located at the heart of Glasgow City Centre, within the Central Business District.

Following comprehensive refurbishment this landmark building now offers stylish and contemporary office space.



FROM LITTLE ACORNS TO MIGHTY OAKS

Whether you're a new start up or a large corporate we have space to suit your needs. The building has been designed with flexibility in mind and offers the opportunity to secure office space from 4,465 sq ft - 9,984 sq ft.

SPECIFICATION

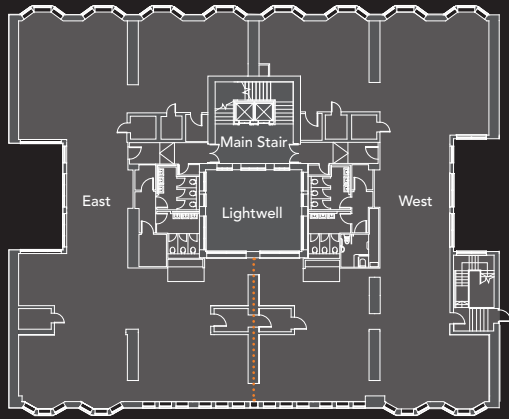
- Contemporary entrance foyer
- On-site commissionaire
- Raised access flooring
- Heating and cooling systems
- Suspended LED light fittings
- Dedicated male, female and accessible toilet facilities on each floor
- Shower facilities
- Secure garaged car parking facilities
- Disabled person access
- EPC Rating 'E'

THE MERCANTILE SUITES

We also have a range of offices available within Mercantile Suites which offer flexible, easy in – easy out accommodation for smaller businesses who want a Central Business District address.



TYPICAL FLOOR PLAN



Bothwell Street



ACCOMMODATION

The indicative net internal floor areas are:

FLOOR	SQ FT	SQ M
Fourth Floor	4,465 to 9,083	415 to 844
First Floor	9,984	928

..... Potential split





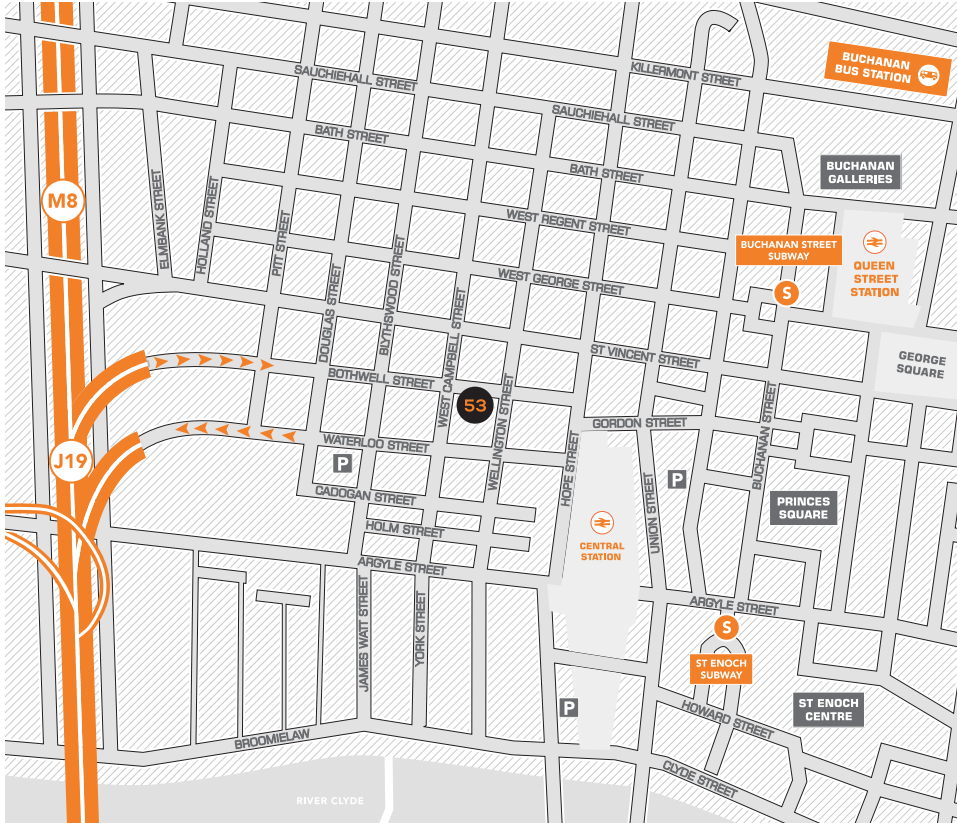
A BIRD'S EYE VIEW

The Mercantile Building is exceptionally well connected. Central Station, Buchanan Street Subway and numerous bus routes are only minutes' walk away with nearby Waterloo Street offering access to the M8.

Bothwell Street and the surrounding area have a extensive range of amenities - restaurants, coffee shops, sandwich bars and convenience shopping are all on the doorstep and Glasgow's renowned shopping lies only a few minutes' walk away in Buchanan Street.

Hotel provision is excellent with the Blythswood, Hilton, Radisson Blu, Grand Central and Indigo hotels all close by.

Ashurst	1	The Grill on the Corner	1
Hyman Robertson	2	Viva Brazil	2
Abellio	3	Pret A Manger	3
Scottish Enterprise	4	Metro	4
JP Morgan	5	Philpotts	5
Student Loans Company	6	Gusto	6
Jacobs Engineering	7	M&S Simply Food	7
Network Rail	8	Sainsbury's Local	8
Pinsent Masons	9	Grand Central	9
Barclays Bank	10	Blythswood	10



VIEWING AND FURTHER INFORMATION

*For further information or to arrange a viewing
please contact the letting agents*

Ryden.co.uk
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THEMERCANTILEBUILDING.COM

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