



To Let

Ailsa Court, located at 121 West Regent Street, offers modern office space in a core city centre location

- Building due to be fully refurbished
- Prominent period building
- Excellent natural light with central light atrium
- Car parking
- EPC B

Ailsa Court

121 West Regent Street, Glasgow, G2 2SD

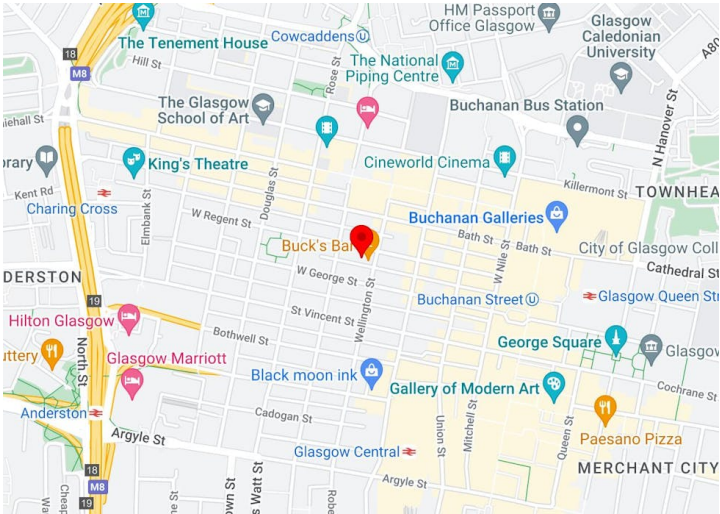
3,105 to 6,739 sq ft

288.46 to 626.07 sq m

Reference: #191499

Ailsa Court

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Summary

Available Size	3,105 to 6,739 sq ft / 288.46 to 626.07 sq m
Rent	£15 per sq ft
Rates Payable	£7.19 per sq ft
Service Charge	£6.22 per sq ft
EPC	B (30)

Description

The property scheduled for full refurbishment.

Ailsa Court is a Category C listed sandstone building that spans across lower ground, ground, and three upper floors, totalling 16,383 sq ft. Secure car parking spaces are available at the basement level, along with bike storage. Ailsa Court provides high-quality, open plan office accommodation in a traditional period building.

Location

The property is situated in Glasgow's Business District, close to Glasgow Central and Queen Street Stations, as well as Subway Stations. It is surrounded by various restaurants and bars and is within walking distance of the retail amenities on Sauchiehall Street and Buchanan Street.

Accommodation

The available office spaces range from 3,105 sq ft to 6,739 sq ft and are situated on the ground floor and third floor of the building. Each floor also comes with two car spaces (tandem).

Name	Size	Rates Payable	Service charge
3rd	3,105 sq ft	£7.99 /sq ft	£6.22 /sq ft
Ground	3,634 sq ft	£8.39 /sq ft	£6.22 /sq ft

Specification

The ground floor office has recently been refurbished to a modern standard and features open plan space with fitted meeting rooms, a small tea prep area, and separate male and female toilets. The third floor suite has a similar layout with open plan space, meeting rooms, a kitchen, and toilets. Both suites offer bright open plan office accommodation, raised access floors, VRV air conditioning, carpeting, suspended ceilings with LED lighting, and secure door entry. Please note that the wider building is scheduled for a full refurbishment.

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