



# To Let

**20 Buchanan Street provides high quality office space in the heart of Glasgow City Centre.**

- Architectural features including exposed brickwork
- Fitted kitchen and dedicated facilities
- Excellent location
- Modern specification

## **20 Buchanan Street**

Glasgow, G1 3LB

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**3,805 sq ft**

353.50 sq m

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**Reference: #52073**

# 20 Buchanan Street

Glasgow, G1 3LB



### Summary

Available Size	3,805 sq ft / 353.50 sq m
Rent	£19 per sq ft
Rates Payable	£8.28 per sq ft
Service Charge	£3.50 per sq ft
EPC	B

### Description

The recently refurbished self contained suite providing own facilities including; male and female toilets, accessible toilet, shower, stylish kitchen. The suite combines traditional architecture with modern features; exposed brick walls, large bright windows, feature columns. The open plan suites can easily be subdivided to provide meeting areas and breakout rooms.

### Location

The property is situated on Buchanan Street, in the heart of Glasgow City Centre, the property is well located for access to Glasgow's main transport hubs; Glasgow Central and Queen Street train stations and both Buchanan Underground and Bus Station.

Buchanan Street is the second busiest shopping thoroughfare in the UK. Local amenities are exceptional and there is a wide variety of restaurants, bars, cafés and bistros within short walking distance.

### Accommodation

Entering this historic building in the centre of Glasgow's finest shopping area, you will be transported to a modern, bright and creative work space. Drawing on the building's heritage, the third and fourth floors benefit from high ceilings, large windows and exposed columns, resulting in a bright, stylish and collaborative workspace.

Name	sq ft	Rent	Rates Payable	Service charge	Availability
6th	3,805	£19 /sq ft	On Application	On Application	Available
<b>Total</b>	<b>3,805</b>				

### Specification

- Good quality existing fit out
- Architectural features
- Air conditioning
- Raised access floors
- New LED lights
- Dedicated toilet and shower facilities
- Dedicated kitchen
- Lift access
- Secure door entry system
- Popular central location

### The Building

20 Buchanan St Studios is a stunning building at the centre of Glasgow's Style Mile. Blending history, culture and creativity, this famous six-storey building has been a city landmark since it first opened its doors in the 19th century.

Partly designed by Charles Rennie Mackintosh, the father of Glasgow Style, it is now ready to welcome the creative minds who will change

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