TO LET - OFFICE

95 MORRISON STREET

TRADESTON, GLASGOW, G5 8BE

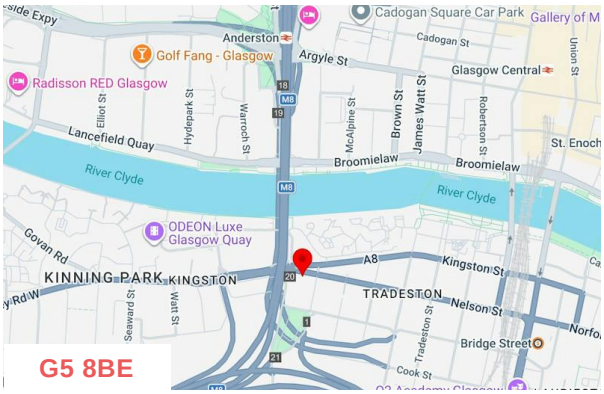


KEY HIGHLIGHTS

- 667 to 3,142 sq ft
- Fully-fitted, modern, plug & play office space
- Highly convenient M8, M74, M77 motorway access
- Small Suite - £10,000 pa / Large Suite - £30,000 pa
- Available for immediate occupation
- Benefits from 7 x car parking spaces on Dalhousie Street
- Easy access to rail, bus and underground links

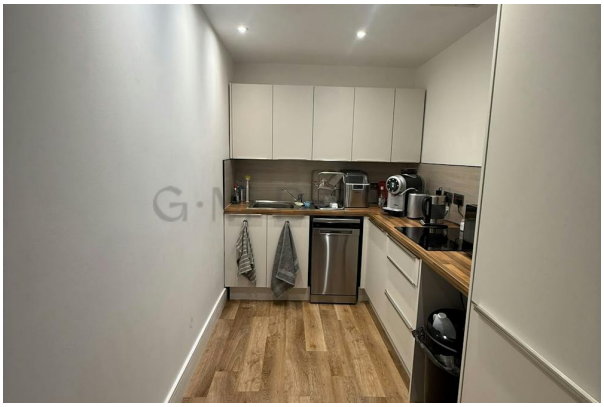
SUMMARY

Available Size	667 to 3,142 sq ft
Rent	£10,000 - £30,000 per annum
Business Rates	Upon Enquiry
Car Parking	7 x dedicated available spaces on Dalhousie Street
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

Fully fitted plug & play office space located within the former Co-operative HQ, a beautiful Category B listed blonde sandstone building that has underground comprehensive refurbishment in recent years.

The available accommodation is found on the ground floor, accessed via a secure door entry system. Both suites benefit from a high quality existing fit-out. The large suite provides main reception, main open-plan work space, board room, 2 x private offices / small meeting rooms, breakout area, kitchen tea-prep, WC's and shower facilities.

The smaller suite is fully self-contained, setup to provide 3 x offices with WC and kitchen tea-prep.

The specification includes comfort cooling / heating, LED lights throughout, dedicated high speed fibre,

7 x dedicated car parking spaces are available on Dalhousie Street adjacent to the main entrance.

LOCATION

95 Morrison Street is located within the popular Tradeston area of Glasgow immediately south of the city centre.

More specifically the subjects command a highly prominent position on the south side of Morrison Street at its corner with Carnoustie Street.

Immediate M8, M74 and M77 motorway access provided.

Bridge Street Underground Station is only a 10 minute walk east whilst Glasgow Central Station is a 15 minute walk north.

Regular bus services operate on Morrison Street.

The Quay is situated along the road where there are various eating and drinking amenities.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Large Suite	2,475	229.94	£30,000 /annum	Available
Ground - Small Suite	667	61.97	£10,000 /annum	Available
Total	**3,142**	**291.91**		

VIEWING & FURTHER INFORMATION

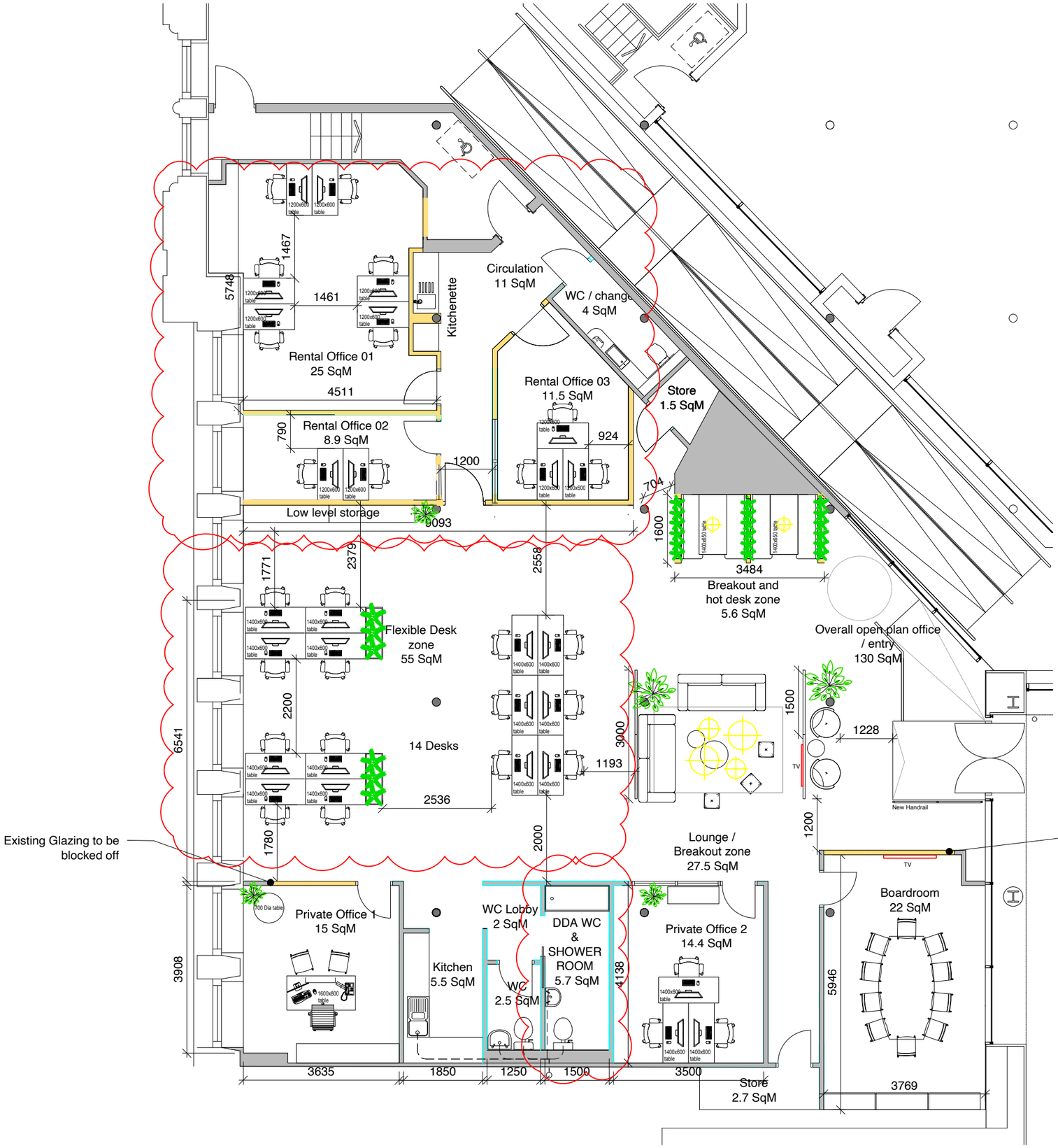
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Notes

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rev:	date:	description:	dm:	chk:	apd:
G	21.01.25	New partition wall moved to reduce rental offices in size. Kitchenette recessed into wall.	AV		
F	14.11.24	Glazing blocked up in Boardroom and private office 1	AV		
E	06.11.24	Built in booths added. Boardroom table updated. Table added in private office	AV		
D	25.10.24		AV		
C	07.10.24	GA update following site visit.	AV		
B	20/09/24	GA update following site strip out works. per Area Sqm added			

client: Wonderworld Group

project: WW HQ Office

INFORMATION

stage: /

title: Proposed GA

scale:		first issue:	drawn:	checked:	approved:
1:100	A3	17.06.24			

project no: 2231

drawing no: AL(20)001

rev: G

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