

# NORTH STREET GLASGOW

# 145

## TO LET

Refurbished Office Accommodation  
with extensive car parking  
145 North Street, Glasgow G3 7DA  
3,957 – 7,952 sq ft (368 – 739 sq m)



## LOCATION

145 North Street is prominently located adjacent to Charing Cross to the north west of Glasgow City Centre. The property benefits from excellent access to the M8 motorway due to its close proximity to Junction 19 which links all the major destinations within west and central Scotland as well as Edinburgh.

A variety of bus routes are found operating along nearby Sauchiehall Street, and Charing Cross Railway Station is situated a short walk from the building. In addition, a variety of retail and leisure amenities can be found within the immediate surrounds including Tesco Metro and Clydesdale Bank. Trendy Finnieston with its host of bars and restaurants is only a 10 minute walk to the west.

The immediate vicinity has seen a dramatic upturn in activity with the construction of the new 220,000 sq ft Scottish Power HQ and the 170,000 sq ft St Vincent Plaza development, both due to complete in 2015.



## DESCRIPTION

The accommodation is accessed through a secure building entry system, directly off North Street where a passenger lift links to the suites. The accommodation is generally bright and airy with excellent natural daylight.

The newly refurbished suites are self-contained and benefit from regular shaped floor plates with minimal columns allowing for maximum flexibility for space planning.

## SPECIFICATION

The office specification can be summarised as follows:

- Suspended ceiling
- Under floor trunking
- Secure door entry system
- Passenger lift
- Dedicated male and female facilities
- Excellent natural daylight
- Ceiling mounted heating and cooling cassettes
- High levels of secure car parking
- EPC Rating D

Suite	Size sq ft	Size sq m
First Floor	3,957	367.6
Second Floor	3,995	371.1
<b>Total</b>	<b>7,952</b>	<b>738.7</b>

14 car parking spaces are available

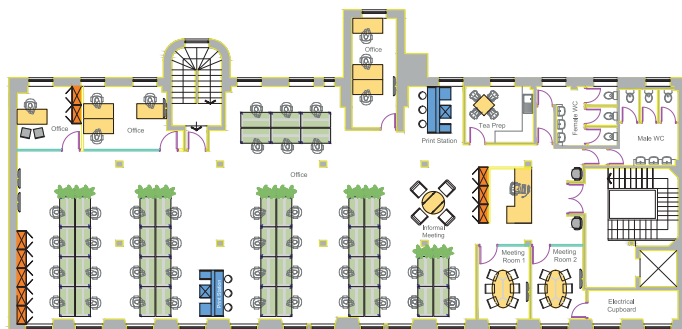
## RENTAL

Available upon application.

## SERVICE CHARGE / LOCAL AUTHORITY RATES

Incoming occupiers will be responsible for a proportionate share of the service charge incurred at the building and all local authority rates levied as a result of their occupation.

## SPACE PLAN



Staff Numbers - 50 Persons

## VAT

VAT will be payable on all transactions relating to the building.

## FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT:

For further information or to arrange a viewing please contact:

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