

1 5 1

ST VINCENT ST

1 5 5

# READY MADE *W*ORKSPACE

Superb City Centre Office Space  
11,690 sq ft available now

# MODERN & OPEN PLAN



# TOP

## Specified to suit everyone



2.7m ceiling heights



4 pipe fan coil air conditioning



Full access raised floors



LG7 compliant lighting



CCTV coverage



DDA compliant



2 x 10 person high speed passenger lifts



Dedicated male and female toilet facilities on each floor



2 secure lower ground car parking spaces



'Very Good' BREEAM rating



Male and female shower facilities with DDA toilet and shower



Level access for disabled staff and visitors



Fully fitted and furnished



Secure bike racks and lockers



# SPEC

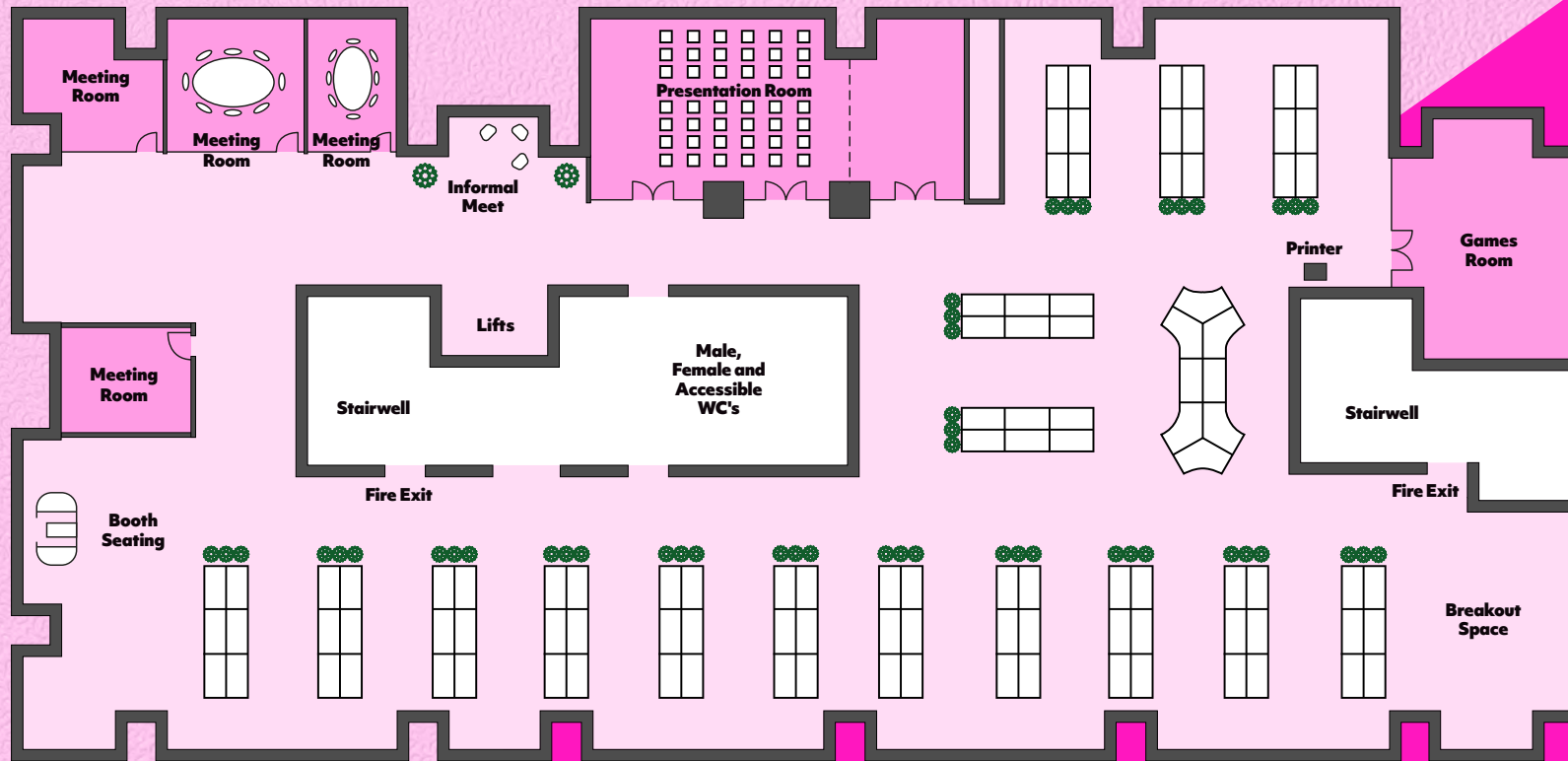
# FULLY FITTED

Light filled office space  
complete with quality desking  
cabled for data and power.



# 4TH FLOOR

## Current Fit-out:



**Total Size:**  
11,690 sq ft (1,086 sq m)

- 104 Workstations
- 01 Games Room
- 01 Presentation Room
- 04 Meeting Room
- 01 Print Point
- 01 Informal Meet



# FIRST IMPRESSIONS

Occupying a prominent position on Glasgow's most sought after business location, **151-155 St Vincent Street** delivers outstanding Grade A space over a flexible, light flooded floor plate.

The building's double height entrance at 155 powerfully defines the exclusive St Vincent Street address.

Contemporary furniture and striking finishes create a memorable sense of arrival for both occupiers and their visitors.

The reception benefits from a concierge service and comfortable seating areas.



Main access is via lobby entrance at 155 St Vincent Street, using two lifts to Level 4 & lower ground.

# AT THE CENTRE OF EVERYTHING

## Transport

🚉	Glasgow Central	5 min walk
🚉	Queen Street	7 min walk
🚇	Buchanan St Subway	6 min walk
🚌	Buchanan Bus Station	14 min walk
🚗	M8 Motorway	1 min drive
✈️	Glasgow Airport	15 min drive
🚲	nextbike Station	3 min walk

## Amenity

🛍️	Buchanan St	5 min walk
🛍️	St Enoch Centre	11 min walk
🛍️	Sauchiehall St	7 min walk
☕	Bothwell St	1 min walk
💪	The Gym	5 min walk



151–155 St Vincent Street offers every conceivable amenity – coffee shops and sandwich bars, restaurants, bars and clubs, hotels and health & fitness centres; and all conveniently nearby.

MEZCAL

SLUG & LETTUCE

ROBERTA'S

TEMAKI

HALLOUMI

FÈIST  
(A FEAST)

63rd+1st

GAMBA

piece

TINDERBOX

KIMPTON  
BLYTHSWOOD  
SQUARE  
HOTEL

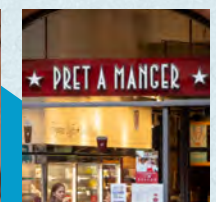
BUCK'S BAR  
CHICKEN • LIQUOR • ROCK 'N' ROLL

VIVA  
Pizzeria Ristorante

Bavaria  
BRAUHAUS

KING TOTS  
WASH WATERBY

Glasgow is also home to three universities, Scottish Opera, the Royal Scottish National Orchestra and a host of theatres, museums and cultural venues. The city has earned a well deserved reputation as a vibrant centre for arts and culture. And as the second largest retail centre outwith London when it comes to shopping - Glasgow has it all.





1 5 1

ST VINCENT ST

1 5 5

## A GLASGOW ICON

## VIEWING & FURTHER INFORMATION

For more information, please contact the sole letting agents:

# EYCO

**Neil McConnachie**

07818 062 736

[nmconnachie@eyco.co.uk](mailto:nmconnachie@eyco.co.uk)

**Louise McKenna**

07772 430 956

[lmckenna@eyco.co.uk](mailto:lmckenna@eyco.co.uk)

EYCO on their own behalf and for vendors or lessors of this property, whose agents they are, gives notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. May 2022.