

ARGYLE WORKS



389 ARGYLE STREET
GLASGOW, G2 8LR

OPEN PLAN &
FULLY-FITTED
OFFICE SPACE.

ARGYLE WORKS

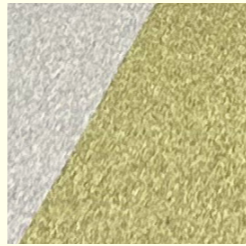
FLEXIBLE AND CONTEMPORARY WORKSPACES FOR FORWARD THINKING OCCUPIERS.



The reception had been comprehensively refurbished to offer touchdown seating and breakout spaces, with an on-site commisionare.

The first floor provides a range of refurbished small suites, with fully fitted and furnished options available from 355 sq. ft. to 6,738 sq. ft.. The suites benefit from a large shared kitchen area with breakout and collaboration space.

The 2nd and 3rd floors provide open plan, flexible floor plates of up to 6,700 sq. ft.



Argyle Works is prominently situated on the corner of Argyle Street and Brown Street, and is conveniently located in close proximity to numerous retail and leisure amenities.

The property is excellently serviced by public transport with Glasgow Central and Anderston train stations within a 5 minute walk. St Enoch Centre Subway and numerous bus routes are also within easy walking distance.

Glasgow City Council's Avenues Project is due to transform Argyle Street, creating a seamless link between the prime retail parade to Argyle Works.

AMENITIES

- | | |
|------------------|----------------------|
| 1 Tesco Express | 7 Grahamston Kitchen |
| 2 Co-op | 8 Sprigg |
| 1 Dukes Umbrella | 9 Greggs |
| 2 Piccolo Mondo | 1 Yotel |
| 3 Café Nero | 2 Radisson Blu |
| 4 La Lanterna | 3 Motel One |
| 5 Piece | 4 The Clyde Hotel |
| 6 Fern Café | 5 Voco Grand Central |

LOCATION



ARGYLE WORKS

1ST FLOOR:

- New air conditioning
- Exposed ceiling with LED lighting
- IT ready
- All electric
- Shared kitchen and breakout facilities
- Full disabled access
- New shower facilities
- New cycle storage
- EPC A



AVAILABILITY:

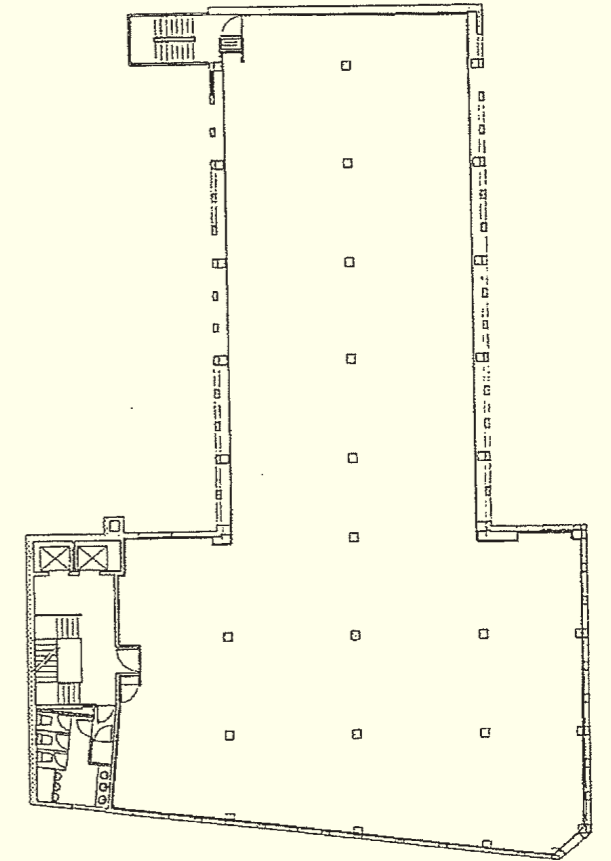
1ST SUITE 5	6 DESKS	732 SQFT
1ST SUITE 4	6 DESKS	603 SQFT
1ST SUITE 3	4 DESKS	355 SQFT
1ST SUITE 2	12 DESKS	807 SQFT
1ST SUITE 1	28 DESKS	2,443 SQFT

ARGYLE WORKS

2ND & 3RD FLOORS:

Full floors of 6,730 sq. ft. are available. Refurbished, open plan floor plates allow flexibility and agility.

- New air conditioning
- Exposed ceiling with LED lighting
- Raised access flooring
- Carpeted flooring finishes
- 2 x passenger lifts
- IT ready
- Fit out and furniture packages are available
- Full disabled access
- Floors can be split to suit requirements
- New cycle storage
- All electric
- EPC A



AVAILABILITY:

2ND FLOOR	6,738 SQFT
3RD FLOOR	6,371 SQFT

Service charge

Tenants will be responsible for paying a fair portion of the service charge

Business Rates

For business rating information please visit the Scottish Assessors Association website: www.saa.gov.uk

Legal Costs

Each party is responsible for their own legal costs.

Lease

All suites are available on a new FRI lease.



CBRE and Ryden for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or their third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. December 2024

CBRE

Sarah Hagen
07468 724253
sarah.hagen@cbre.com

Stefanie Tucker
07880 455 948
stefanie.tucker@cbre.com

Ryden

Tim Jacobsen
07787 183341
tim.jacobsen@ryden.co.uk

Holly Boyd
07884 262217
holly.boyd@ryden.com