

THE
MERCANTILE
BUILDING

space
with style

4,250 sq ft
of workspace
available now

53 BOTHWELL STREET • G2 6TS



Forming one of the grand façades on Bothwell Street, The Mercantile Building is located at the heart of Glasgow City Centre, within the Central Business District.

Following comprehensive refurbishment this landmark building now offers stylish and contemporary office space.

Whether you're a new start up or a large corporate we have space to suit your needs. The building has been designed with flexibility in mind offering all-inclusive flexible suites from 137 sq ft, to larger traditional lets of 4,250 sq ft.



Suberb Specification



Contemporary
entrance foyer



Onsite
commissionaire



Raised access
flooring



Heating and
cooling systems



LED
light fittings



Shower
facilities



Secure garaged car
parking facilities



Disabled person
access



Cycle storage and
cycle racks onsite



Dedicated male, female
and accessible toilet
facilities on each floor



EPC rating
of B47



Full building fibre backbone
and visitor WiFi



The Mercantile Suites

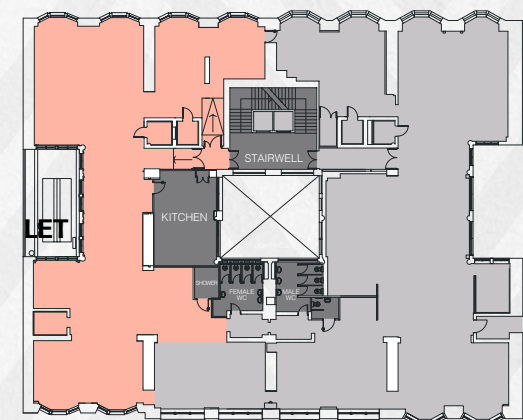
We also have a range of offices available within Mercantile Suites which offer flexible, easy in - easy out accommodation for smaller businesses who want a Central Business District address.



Floor Plan

1st Floor (East)

4,242 sq ft (394 sq m)



Birds eye view

The Mercantile Building is exceptionally well connected. Central Station, Buchanan Street Subway and numerous bus routes are only minutes' walk away with nearby Waterloo Street offering access to the M8.

Bothwell Street and the surrounding area have an extensive range of amenities - restaurants, coffee shops, sandwich bars and convenience shopping are all on the doorstep and Glasgow's renowned shopping lies only a few minutes' walk away in Buchanan Street.

Hotel provision is excellent with the Kimpton Blythswood Square Hotel, YOTEL, Hilton, Grand Central and Indigo hotels all close by.



Neighbouring Occupiers

- 1 Ashurst, Hyman Robertson
- 2 Beam Suntory, RSM, Pinsent Masons
- 3 Scottish Enterprise
- 4 PwC, News UK
- 5 Jacobs Engineering
- 6 Network Rail
- 7 SSE

Amenities

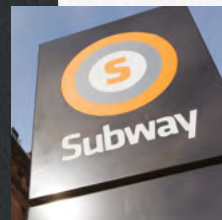
- 1 Starbucks
- 2 Pret A Manger
- 3 Philpotts
- 4 Göst
- 5 Pure Gym
- 6 Mezcal
- 7 Launch Coffee
- 8 Piece
- 9 Bavaria Brauhaus
- 10 Buck's Bar

Nextbike Stations

- 1 Central Station
- 2 Bath Street
- 3 Queen Street Station

Hotels

- 1 Grand Central
- 2 YOTEL
- 3 Kimpton Blythswood Square Hotel



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Viewing &
Further Information

For further information or to arrange a viewing
please contact the letting agents:



Colin McGhee
07714 140 771
colin.mcghee@savills.com

Megan Luke
07714 140 771
megan.luke@savills.com



Scott Farquharson
07384 543 094
scott.farquharson@ryden.co.uk

Holly Boyd
07884 262 217
holly.boyd@ryden.co.uk

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