



# two

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WEST REGENT  
STREET  
GLASGOW  
G2 1RW

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**TO LET**

GRADE A OFFICES

2,000 SQ FT (186 SQ M)

- 16,900 SQ FT (1,570 SQ M)

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[2WESTREGENTSTREET.CO.UK](http://2WESTREGENTSTREET.CO.UK)

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**AVISON  
YOUNG**

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**Ryden**

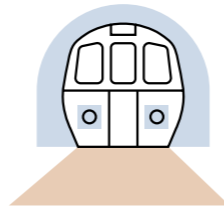
# HIGHLIGHTS



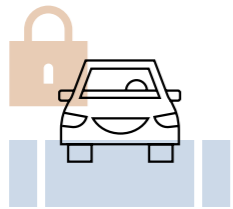
Net Internal Area  
**2,000 sq ft -  
16,900 sq ft**



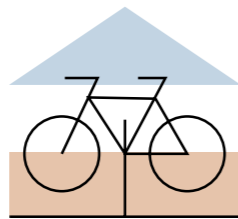
Prime city  
centre location



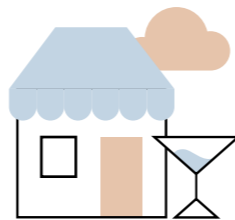
Excellent public  
transport links



Secure car  
parking



Cycle  
storage



Close proximity  
to amenities

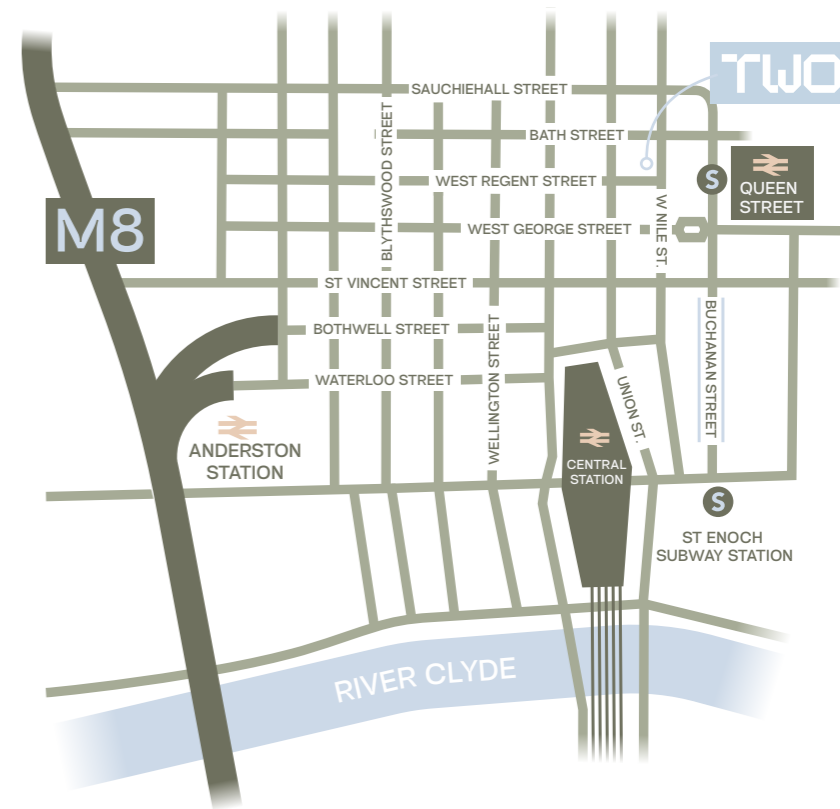




# IN THE HEART OF GLASGOW'S THRIVING CITY CENTRE

2 West Regent Street is a Grade A office building occupying a prime corner position in the heart of Glasgow's thriving city centre. This location offers unrivalled access to all city centre retail and leisure amenities, located 5 minutes' walk from Buchanan Street, Glasgow's prime retail destination

The location offers excellent connectivity to the public transport network, with Glasgow Central and Queen Street Railway stations as well as Buchanan Bus Station all less than 10 minutes' walk away. The M8 Motorway is located within a 5 minutes' drive, providing access to Scotland's main motorway network.





# DESCRIPTION

The 4th floor has been fully refurbished to a high quality specification including:

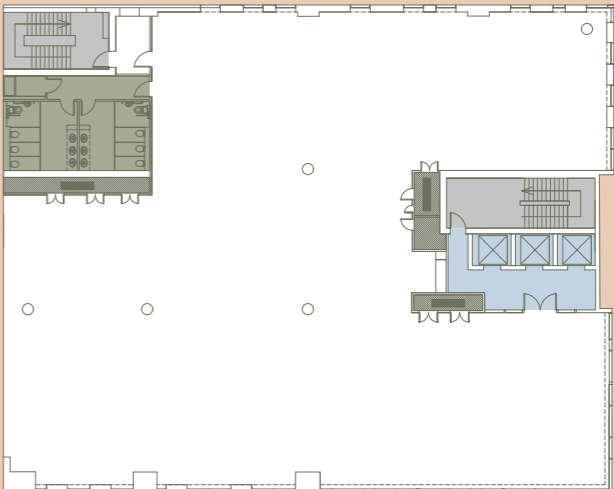
- Metal suspended ceiling with LED lighting
- Open plan layout
- Underfloor plenum air-conditioning system
- Full raised access floor
- Dedicated male, female & accessible toilets
- Fully DDA compliant
- Secure car parking & cycle racks
- Shower facilities



The 5th floor is available from June 2025 and will be refurbished to the same specification as above.

# ACCOMMODATION

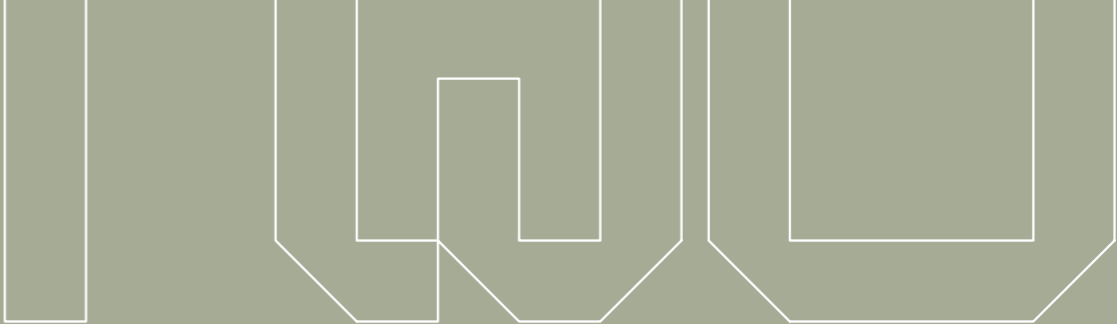
FLOOR	SQ FT	SQ M
Fourth	8,450	785
Fifth	8,450	785
<b>Total</b>	<b>16,900</b>	<b>1,570</b>



\* Indicative floor plan

# FLEXIBLE FLOORSPACE

The 4th and 5th floors at 2 West Regent Street offer flexible office accommodation capable of being sub-divided to suit a range of office requirements from approximately 2,000 sq ft (186 sq m) up to full floors of 8,450 sq ft (785 sq m).



Proposed Single Occupier



Proposed 2 Suite Split



Proposed 3 Suite Split



\*Indicative space plans



## TERMS

To be let on a new Full Repairing and Insuring lease. Further information available via the sole agent.

## BUSINESS RATES

Interested parties should make their own enquiries with the Local Authority to verify this information.

## SERVICE CHARGE

A service charge will be applicable to the suites.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

An Energy Performance Certificate can be made available upon request.

## VAT

VAT if applicable will be charged at the standard rate.

## IF YOU WOULD LIKE TO KNOW MORE OR TO ARRANGE A VIEWING, PLEASE GET IN TOUCH.

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