



Office ID 191499

## Ailsa Court

121 West Regent Street  
Glasgow, G2 2SD

**£15 per ft<sup>2</sup>**

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SPACE AVAILABLE 3,105 - 6,739 ft<sup>2</sup> / 288 - 626 m<sup>2</sup> (approx. 28 - 62 desks)

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## Summary

Ailsa Court, located at 121 West Regent Street, offers modern office space in a core city centre location

- Building due to be fully refurbished
- Prominent period building
- Excellent natural light with central light atrium
- Car parking
- EPC B

## Description

The property scheduled for full refurbishment.

Ailsa Court is a Category C listed sandstone building that spans across lower ground, ground, and three upper floors, totalling 16,383 sq ft. Secure car parking spaces are available at the basement level, along with bike storage. Ailsa Court provides high-quality, open plan office accommodation in a traditional period building.

## Specification

The ground floor office has recently been refurbished to a modern standard and features open plan space with fitted meeting rooms, a small tea prep area, and separate male and female toilets. The third floor suite has a similar layout with open plan space, meeting rooms, a kitchen, and toilets. Both suites offer bright open plan office accommodation, raised access floors, VRV air conditioning, carpeting, suspended ceilings with LED lighting, and secure door entry. Please note that the wider building is scheduled for a full refurbishment.

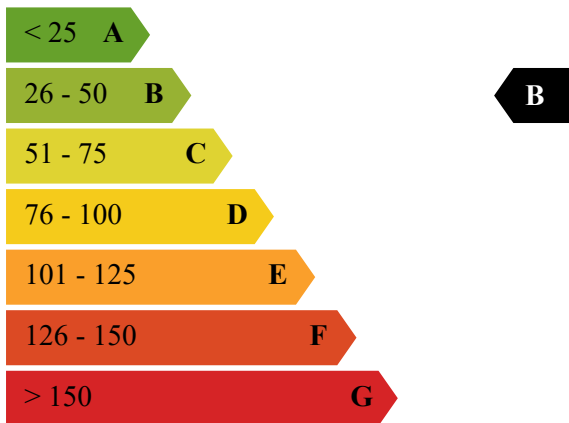
## Accommodation

| Floor <span>↑</span> | Property Type | Size                  |
|----------------------|---------------|-----------------------|
| 3rd                  | Office        | 3,105 ft <sup>2</sup> |
| Ground               | Office        | 3,634 ft <sup>2</sup> |

Total 2 results

## Energy rating

More energy efficient



Less energy efficient

## Location

The property is situated in Glasgow's Business District, close to Glasgow Central and Queen Street Stations, as well as Subway Stations. It is surrounded by various restaurants and bars and is within walking distance of the retail amenities on Sauchiehall Street and Buchanan Street.


## Agents



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