

# Tontine

STUDIOS

GLASGOW



# Location

Set behind a historical facade fronting Trongate and following comprehensive refurbishment, the Tontine Building offers space suitable for pop-ups and start-ups to corporates and disrupters.

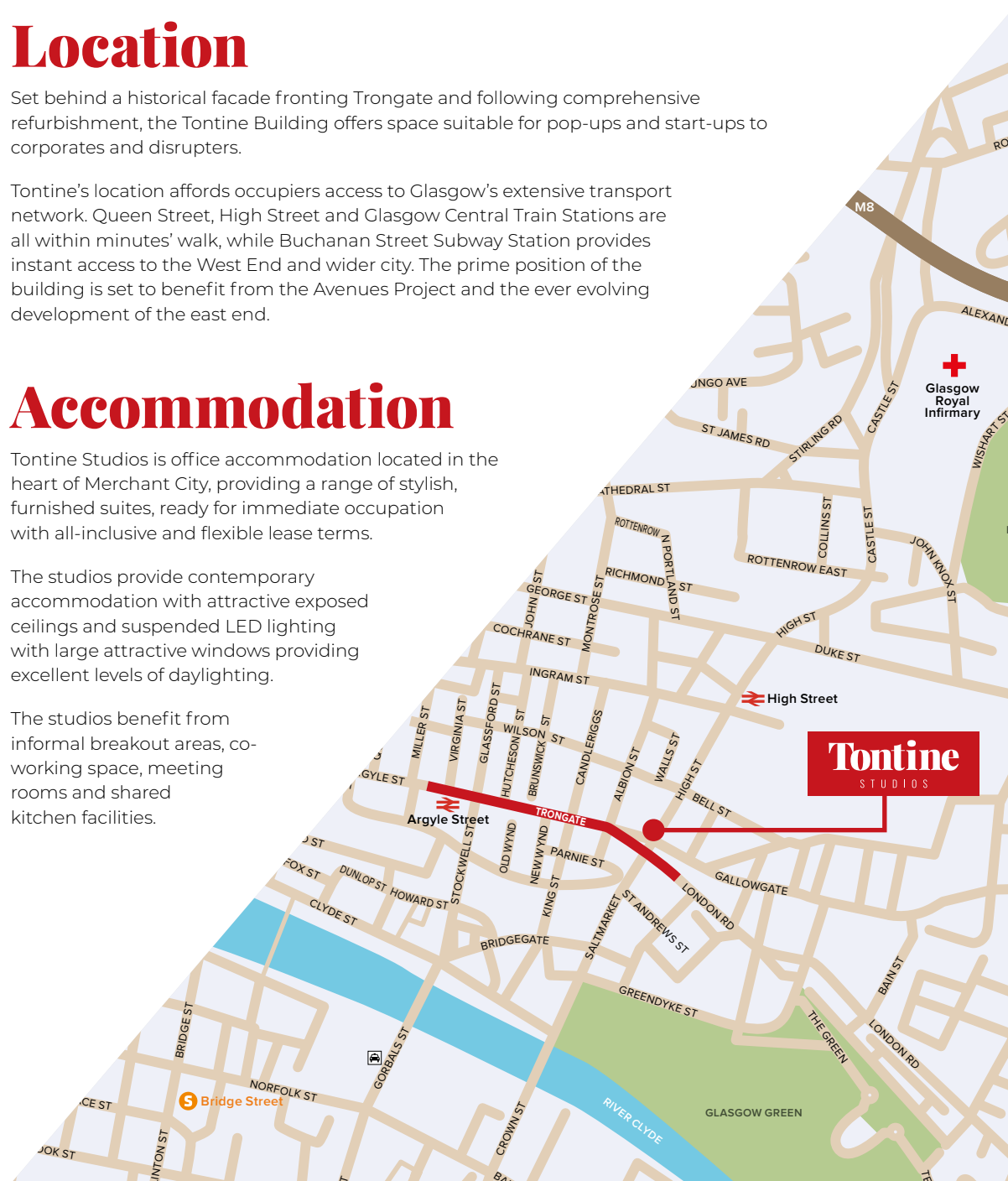
Tontine's location affords occupiers access to Glasgow's extensive transport network. Queen Street, High Street and Glasgow Central Train Stations are all within minutes' walk, while Buchanan Street Subway Station provides instant access to the West End and wider city. The prime position of the building is set to benefit from the Avenues Project and the ever evolving development of the east end.

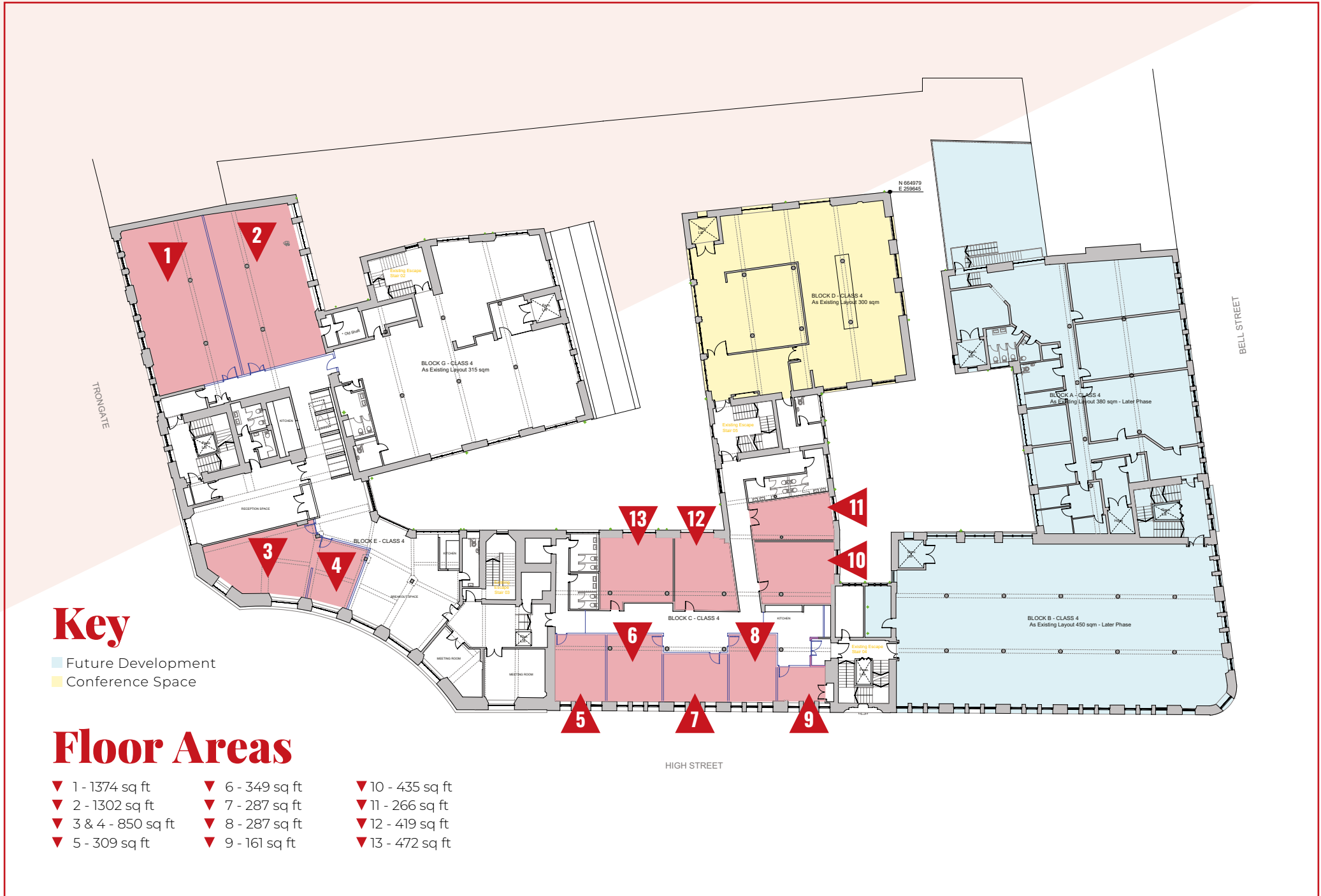
# Accommodation

Tontine Studios is office accommodation located in the heart of Merchant City, providing a range of stylish, furnished suites, ready for immediate occupation with all-inclusive and flexible lease terms.

The studios provide contemporary accommodation with attractive exposed ceilings and suspended LED lighting with large attractive windows providing excellent levels of daylighting.

The studios benefit from informal breakout areas, co-working space, meeting rooms and shared kitchen facilities.



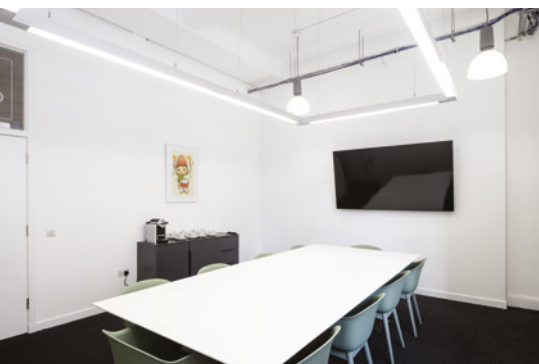


# Key

- Future Development
- Conference Space

# Floor Areas

- |                     |                 |                  |
|---------------------|-----------------|------------------|
| ▼ 1 - 1374 sq ft    | ▼ 6 - 349 sq ft | ▼ 10 - 435 sq ft |
| ▼ 2 - 1302 sq ft    | ▼ 7 - 287 sq ft | ▼ 11 - 266 sq ft |
| ▼ 3 & 4 - 850 sq ft | ▼ 8 - 287 sq ft | ▼ 12 - 419 sq ft |
| ▼ 5 - 309 sq ft     | ▼ 9 - 161 sq ft | ▼ 13 - 472 sq ft |



## General Info

### LEASE TERMS

Each floor is available on Full Repairing and Insuring Terms.

### VIEWING & FURTHER INFO

Strictly by prior arrangement with the joint letting agents.

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### VAT

All prices quoted are exclusive of VAT.

### EPC

A copy of the Energy Performance Certificate is available upon request.

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