

# Ryden

TO LET

FLEXIBLE GROUND FLOOR SPACE  
360 - 1,169 SQ M  
(3,875 - 12,585 SQ FT)



THE PENTAGON  
CENTRE

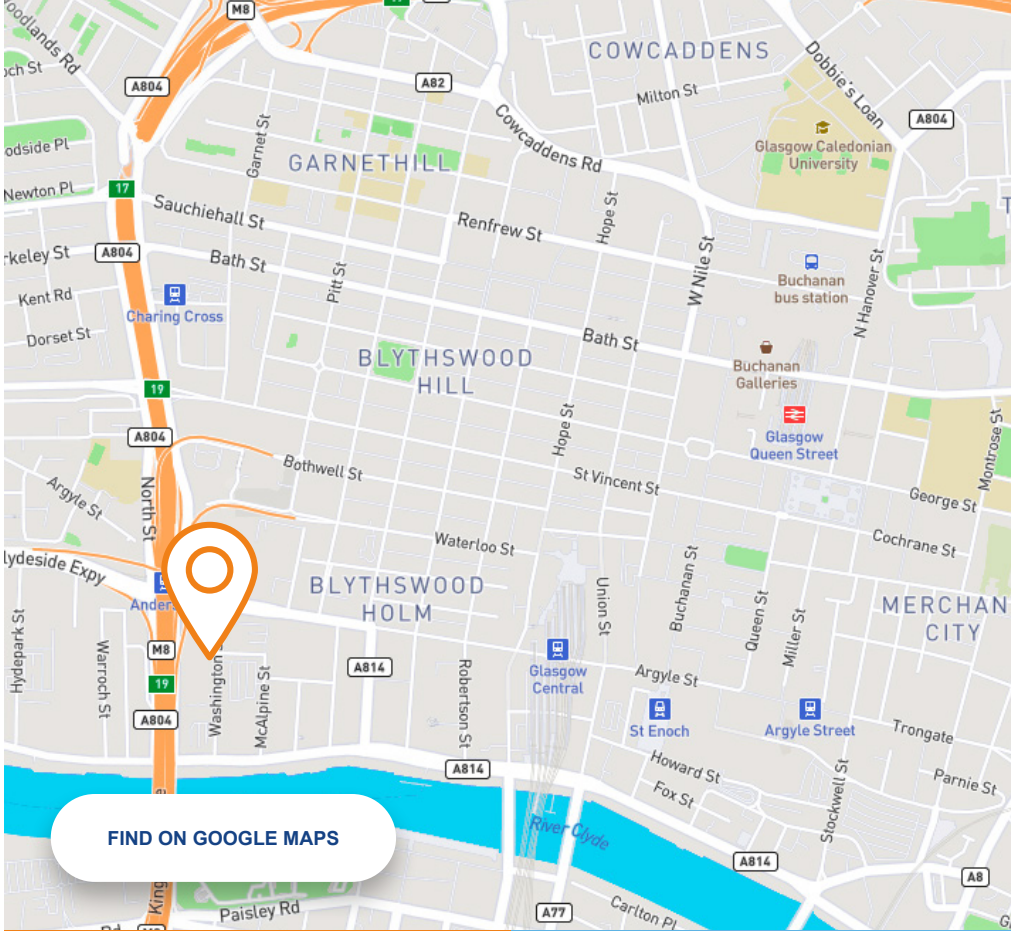
36-38 WASHINGTON  
STREET  
GLASGOW  
G3 8AZ

FLEXIBLE GROUND  
FLOOR SPACE

SUITABLE FOR A  
VARIETY OF USES

10 MINUTE WALK FROM  
GLASGOW CITY CENTRE

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## LOCATION

Housed in a stunning 120-year-old whisky bond overlooking the River Clyde. The Pentagon Centre is just a 10-minute walk from Glasgow City Centre, surrounded by restaurants, shops, and leisure options.

The location is central with excellent transport links near the M8, only 0.4 miles from Glasgow Central Train Station, and easy bus station access.

## DESCRIPTION

The subjects offer a flexible ground floor space within The Pentagon Centre, the property is suitable for a variety of uses such as lab or storage. The Pentagon Centre offers 24 hour access, security and an on-site property manager, there is also a cafe and rooftop terrace.

## ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
Suite 4	440	4,735
Suite 3	360	3,875
Suite 1 & 2	369	3,975
<b>TOTAL</b>	<b>1,169</b>	<b>12,585</b>

## RENT

On application.

## EPC

Available upon request.

## RATEABLE VALUE

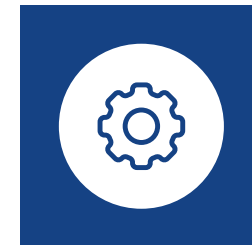
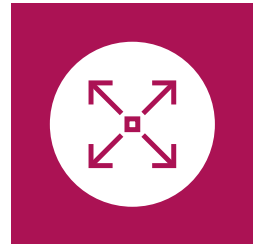
To be confirmed.

## VAT

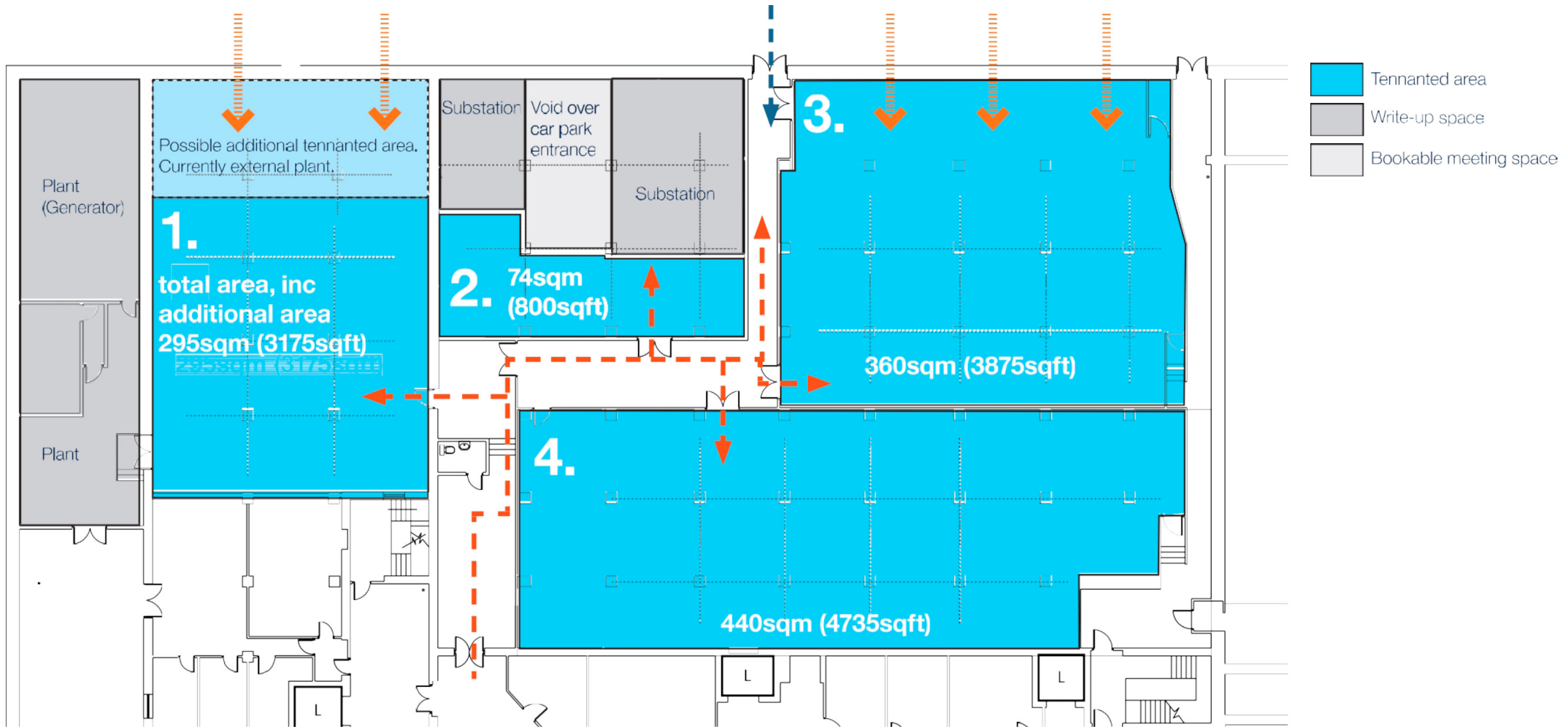
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.



# FLOOR PLAN



# TO LET

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(3,875 - 12,585 SQ FT)



**THE PENTAGON  
CENTRE  
GLASGOW  
G3 8AZ**

# GET IN TOUCH

Please get in touch with our letting agents for more details.

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# Ryden

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