

TO LET - OFFICE

24 ST VINCENT PLACE

Glasgow, G1 2EU



Key Highlights

- 597 to 1,321 sq ft
- Contemporary workspace
- New VRF air conditioning
- Landmark Glasgow building
- Suites available from 597 sq ft
- Fully refurbished accommodation
- Excellent communication links
- Exceptional local amenities

SAVILLS Glasgow
5th Floor Cadworks
Glasgow G2 6SE
0141 248 7342
savills.co.uk



Description

This Grade A listed property was one of Scotland's first Red Sandstone buildings, constructed between 1885 and 1889 to accommodate the Evening Citizen Newspaper offices. Today, it is home to The Citizen Glasgow Restaurant on the ground floor and four upper floors of office accommodation as below.

24 St. Vincent Place offers modern office suites thoughtfully designed to meet the needs of modern businesses. Featuring open layouts filled with natural light, customizable floor plans, and soaring ceilings, these spaces provide a blank canvas suitable for your company's innovative spirit.

Location

This location is on the doorstep of Glasgow's best retail, restaurant and leisure offerings including The Citizen Glasgow, The Anchor Line, and Ralph and Finns. Access to Glasgow's main public transport facilities is provided with a 2 minute walk to Glasgow Queen Street Railway station, Buchanan Street Subway Station, and a 5 minute walk to Glasgow Central Railway Station.

The property is situated in a prime location in the Central Business District on St Vincent Place, between the junctions of Buchanan Street and George Square.

Accommodation

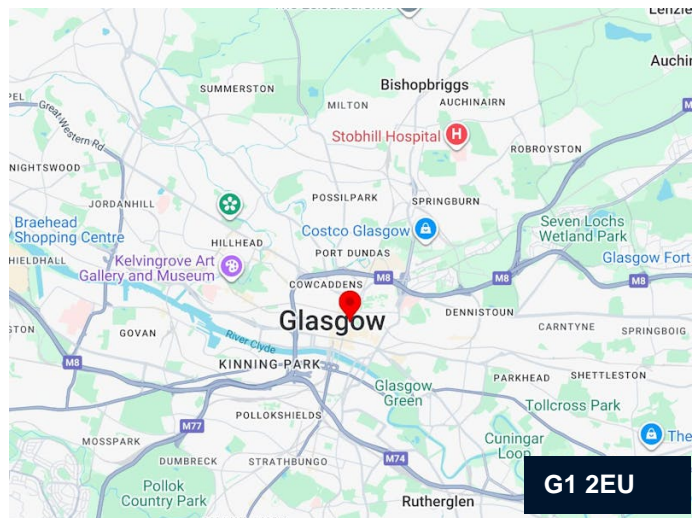
The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable	Service charge	Availability
4th - Rear	597	£23 /sq ft Inclusive of Service Charge	£7.34 /sq ft	£8.37 /sq ft	Available
4th - West	1,448	£23 /sq ft	On Application	£5.50 /sq ft	Let
4th - East	2,684	£22.50 /sq ft	On Application	£5.50 /sq ft	Let
3rd	4,639	£22.50 /sq ft	£7.71 /sq ft	£5.50 /sq ft	Let
2nd - Rear	589	£14,185 /annum	£5.58 /sq ft	n/a	Let
2nd - Suite A	2,682	£24.50 /sq ft	£7.60 /sq ft	£6 /sq ft	Let
2nd - Suite B	1,367	£20 /sq ft	£7.60 /sq ft	£8.37 /sq ft	Let
1st - West	1,321	£22 /sq ft	£7.20 /sq ft	£8.37 /sq ft	Coming Soon

Specification

- Landmark sandstone building
- Cool 'de-furb' space
- Retained original features
- Ideally located in the heart of the city centre

Viewings



Viewings by prior appointment only.

Terms

New Full Repairing and Insuring lease terms available.

Letting Information

Date available: Now

Letting type: Commercial

Business Rates

Rates payable: £8.04 per sq ft

(based upon Rateable Value: £60,000)

Contact

Colin McGhee

0141 222 4140

07714140771

colin.mcgee@savills.com

Murray Irvine

07812447073

07812447073

murray.irvine@savills.com

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