

TO LET

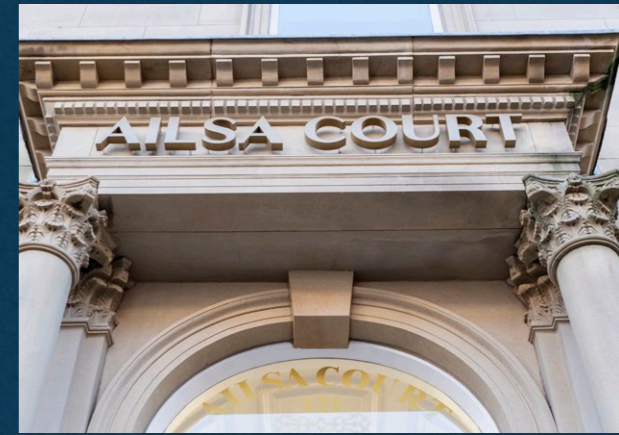
AILSA COURT

121 WEST REGENT ST · G2 2SD

FULLY REFURBISHED TRADITIONAL WORKSPACE · 3,724 - 7,793 SQ FT AVAILABLE

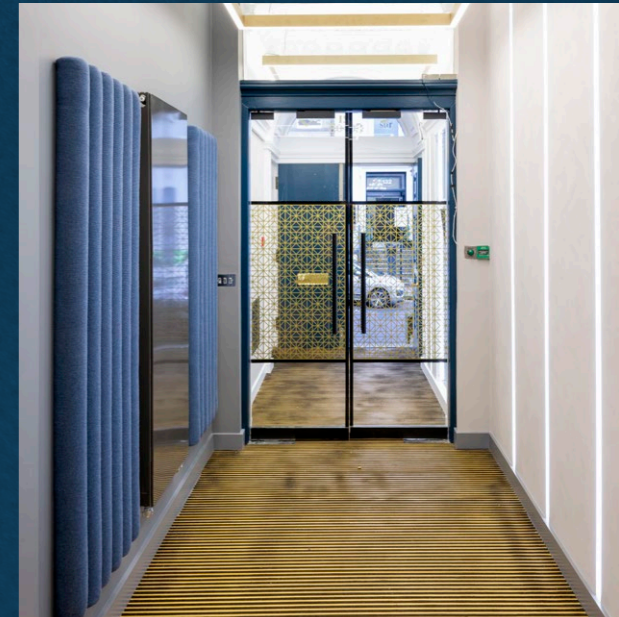
AILSA

AILSA COURT stands as a well-placed Category C listed sandstone building offering 16,383 sq ft of premium office accommodation across lower ground, ground and three upper floors.



This traditional period property has been adapted to provide high-quality, open plan workspace while preserving its historical character. The ground floor office has been recently refurbished to a modern standard and offers open plan space with fitted meeting rooms, and self-contained male and female toilets. The third-floor suite provides an open-plan design, complete kitchen facilities and washroom amenities.

Amenities include secure car parking spaces at basement level and dedicated bike storage, and new shower facilities, making Ailsa Court a practical workspace that combines original period features with modern building systems and flexible layouts for today's businesses.



COURT

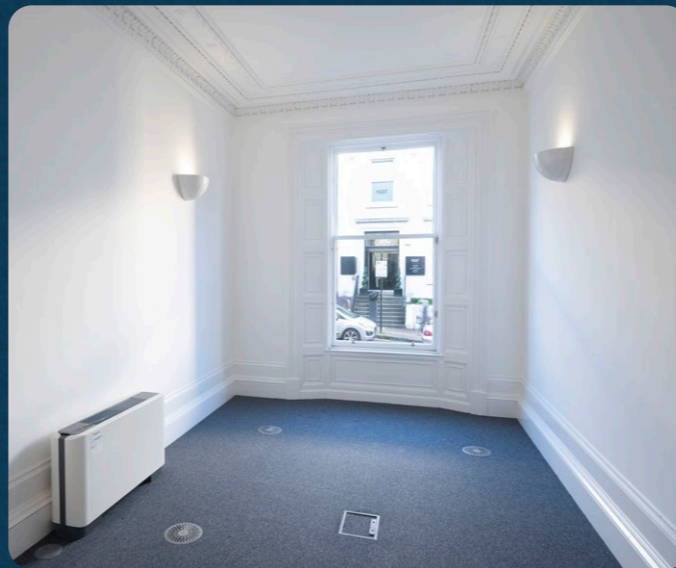
TRADITIONAL WORKSPACE

Work has recently been completed at AILSA COURT to refurbish the common parts and reception area, creating a modern, yet sophisticated atmosphere.

MAIN STAIRWELL & LOBBY



SPECIFICATION



REFURBISHED
RECEPTION &
COMMON PARTS



BRIGHT OPEN
PLAN OFFICE
ACCOMMODATION



RAISED
ACCESS
FLOORS



VRV AIR
CONDITIONING



FULLY
CARPETED



CYCLE &
SHOWER
FACILITIES



SUSPENDED
CEILING WITH
LED LIGHTING



SECURE
DOOR
ENTRY



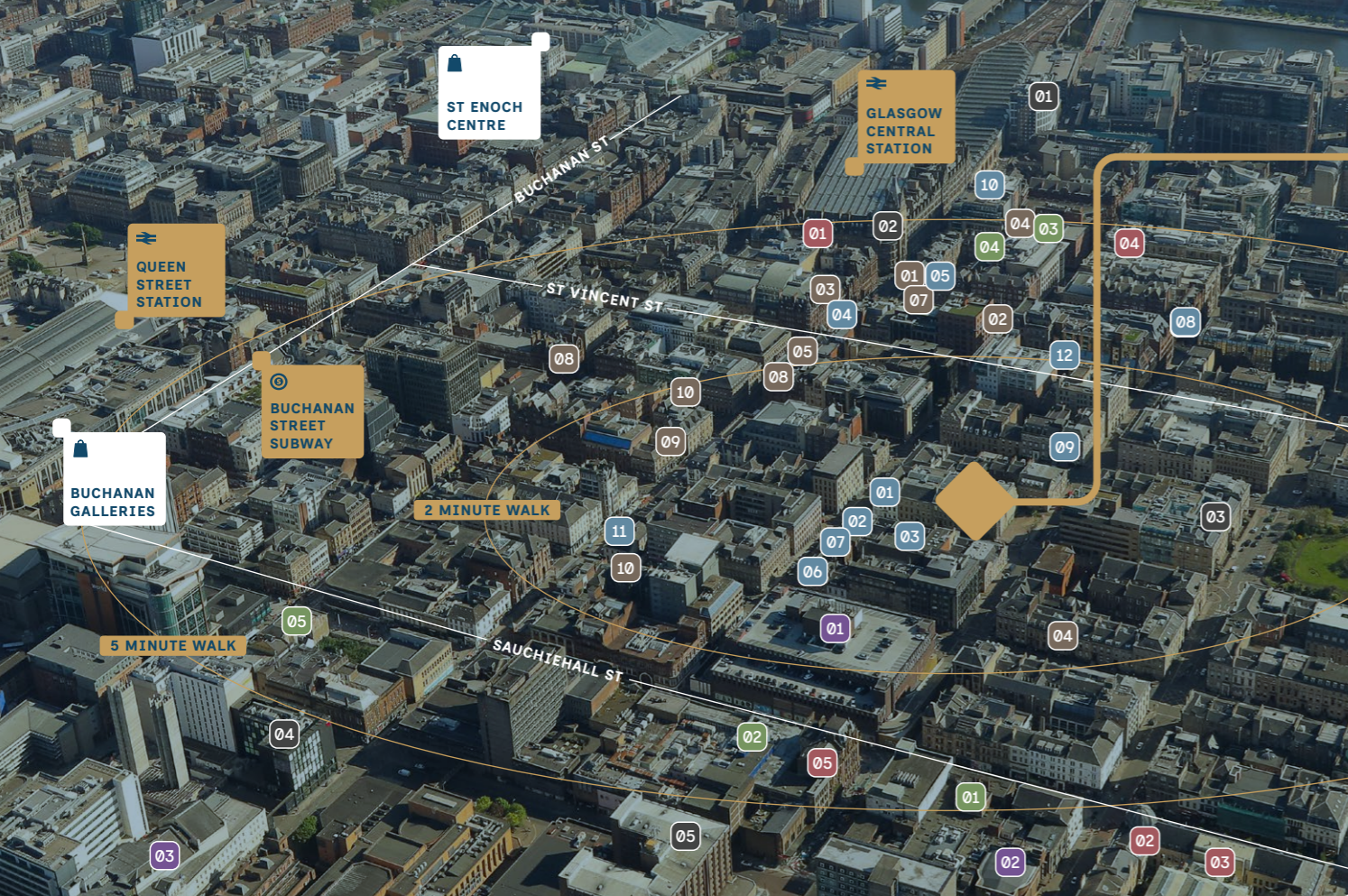
PASSENGER
LIFT



DEDICATED
CAR PARKING



DEDICATED
TOILETS



AILSA COURT is strategically positioned in Glasgow's prestigious Business District on West Regent Street, offering exceptional connectivity with Glasgow Central & Queen Street railway stations, along with convenient access to Buchanan Street Subway station.



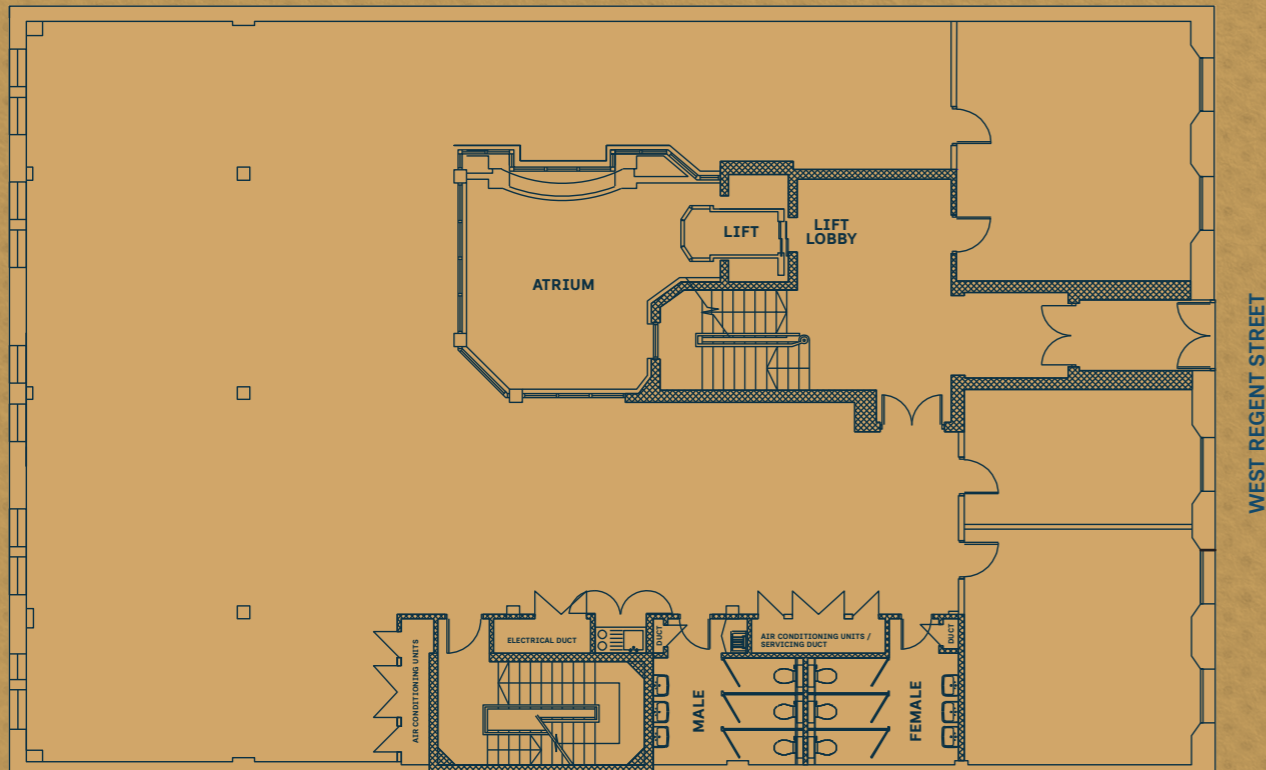
The location provides an excellent work-life balance, surrounded by a wide array of restaurants and bars on West Regent Street itself, while being within easy walking distance of the shopping and retail amenities along Sauchiehall and Buchanan Street.

- | | | | |
|--|---|---|--|
| <p>BAR</p> <ul style="list-style-type: none"> 01 Rioja 02 Bavarian Brewhouse 03 Stereo Bar 04 The Butterfly & The Pig 05 Hope & Vincent Bar 06 Devil of Brooklyn 07 Malo 08 The Last Bookstore 09 The Pot Still 10 The Howlin' Wolf 11 Blue Dog 12 Kitty O'Shea's | <p>FOOD</p> <ul style="list-style-type: none"> 01 Buck's Bar 02 Sub126 03 Kcal Kitchen 04 Homemade 05 Bao 06 Bloc+ 07 Sarti 08 Göst 09 Gamba 10 La Laterna 11 Opium 12 Westend Banana Leaf | <p>CONVENIENCE</p> <ul style="list-style-type: none"> 01 Tesco Express 02 Boots 03 Sprigg 04 Piece 05 Pret A Manager <p>COFFEE</p> <ul style="list-style-type: none"> 01 Gordon Street 02 Black Sheep Coffee 03 Hinba 04 Starbucks 05 Costa | <p>HOTEL</p> <ul style="list-style-type: none"> 01 Motel One Glasgow 02 voco Grand Central Hotel 03 Kimpton Blythswood Square Hotel & Spa 04 Citizen M 05 DoubleTree Hilton <p>LEISURE</p> <ul style="list-style-type: none"> 01 Pure Gym (Bath Street) 02 Glasgow Film Theatre 03 Theatre Royal |
|--|---|---|--|



FLOOR PLANS

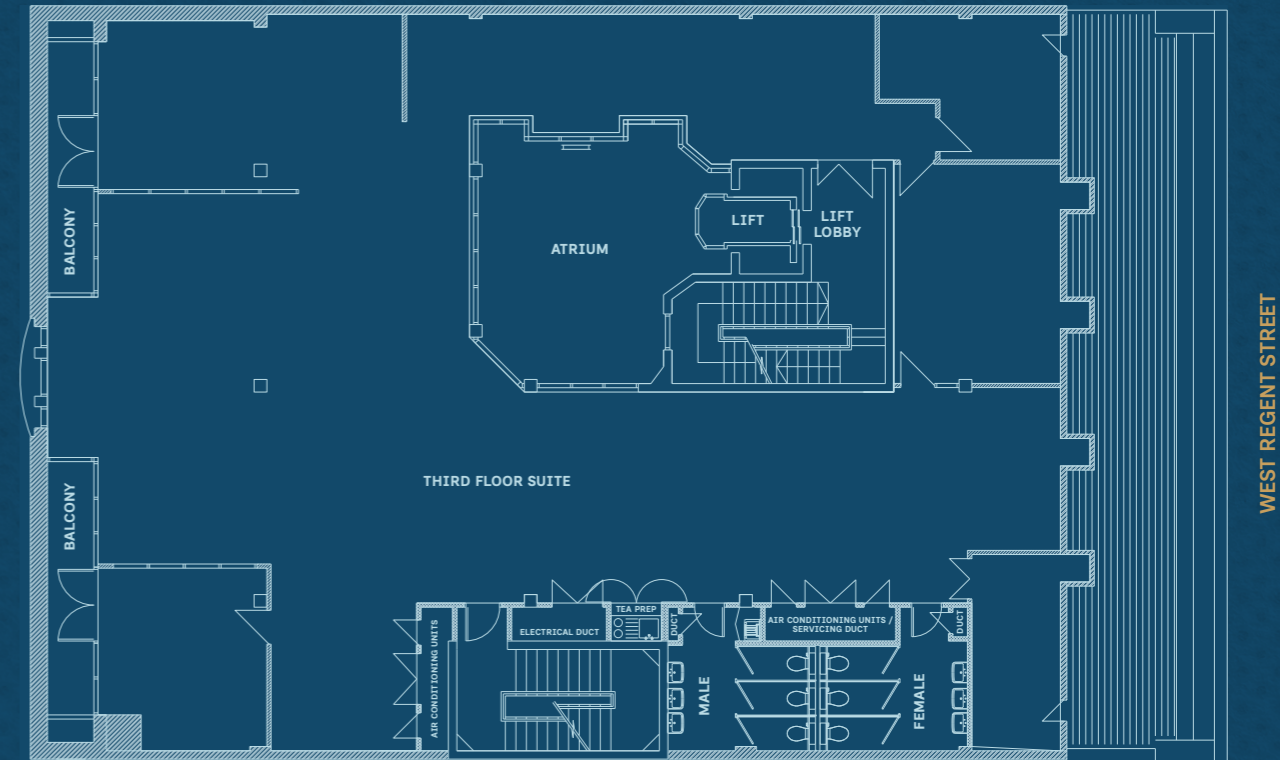
GROUND FLOOR
EXISTING LAYOUT



ACCOMMODATION

FLOOR	SQ FT
3RD	4,069 SQ FT
GROUND	3,724 SQ FT
TOTAL	7,793 SQ FT

3RD FLOOR
EXISTING LAYOUT



SPACE PLANS

GROUND FLOOR PROFESSIONAL SETTING

346 Sq M / 3,724 Sq Ft

STANDARD WORKING

36x Workstation 1,400x800mm

TOTAL

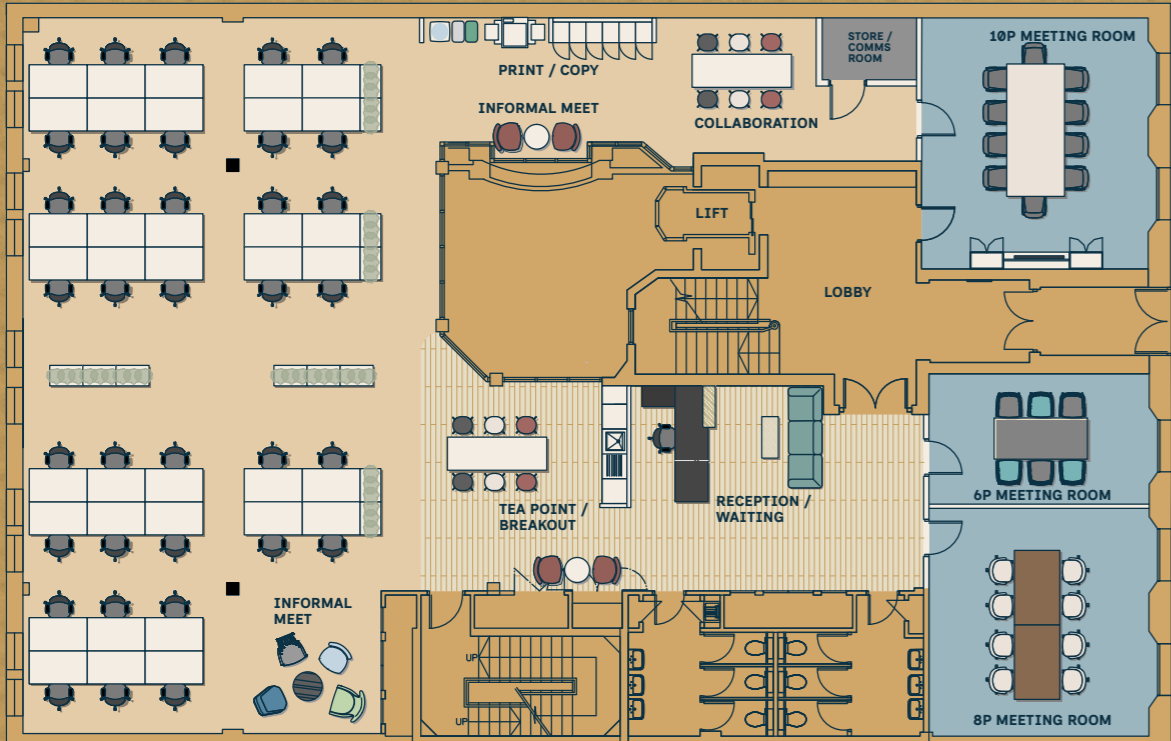
36 at 1:10 Sq M Per Person

MEETING ROOMS

- 1x 6 Person Meeting Room
- 1x 8 Person Meeting Room
- 1x 10 Person Meeting Room

SUPPORT FACILITIES

- 1x Reception / Waiting
- 1x Tea Prep / Breakout
- 1x Collaboration Area
- 2x Informal Meet Area
- 1x Print / Copy
- 1x Lockers
- 1x Store / Comms



GROUND FLOOR AGILE WORKING

346 Sq M / 3,724 Sq Ft

STANDARD WORKING

24x Workstation 1,400x800mm

AGILE WORKING

20x Agile Working

TOTAL

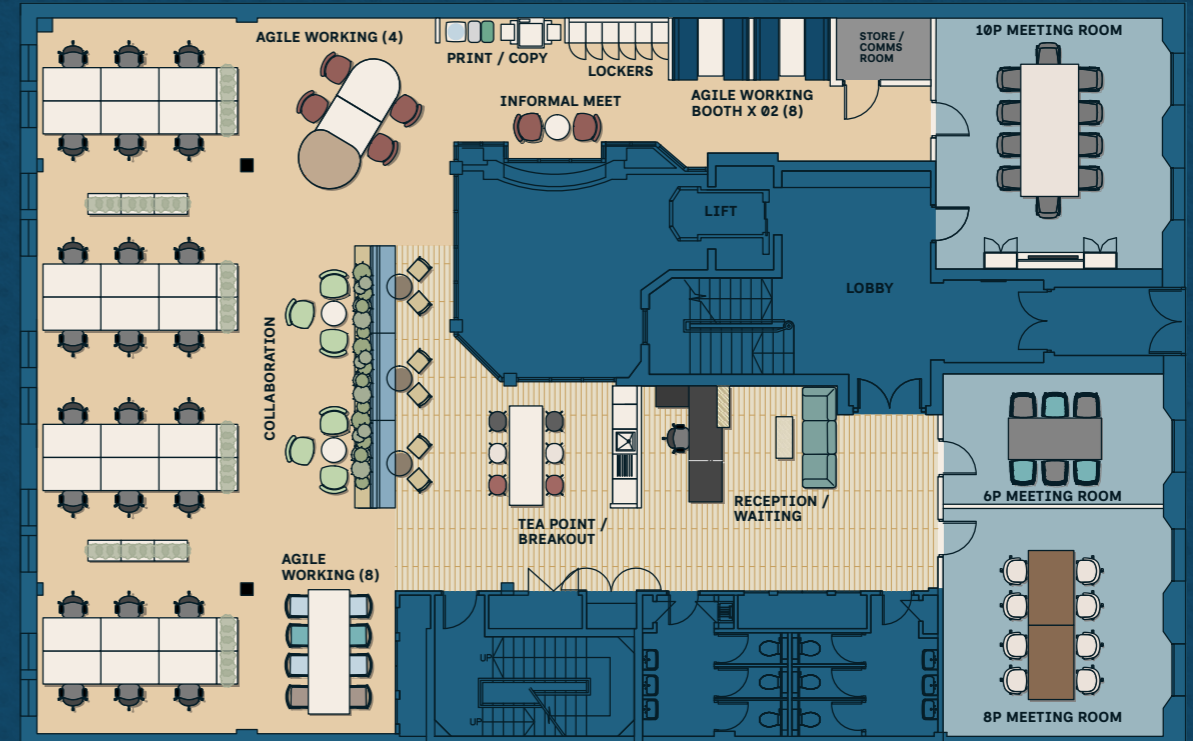
44 at 1:8 Sq M Per Person

MEETING ROOMS

- 1x 6 Person Meeting Room
- 1x 8 Person Meeting Room
- 1x 10 Person Meeting Room

SUPPORT FACILITIES

- 1x Reception / Waiting
- 1x Tea Prep / Breakout
- 1x Collaboration Area
- 1x Informal Meet Area
- 1x Print / Copy
- 1x Lockers
- 1x Store / Comms



SPACE PLANS

3RD FLOOR PROFESSIONAL SETTING

297 Sq M / 3,196 Sq Ft

STANDARD WORKING
30x Workstation 1,400 x 800mm

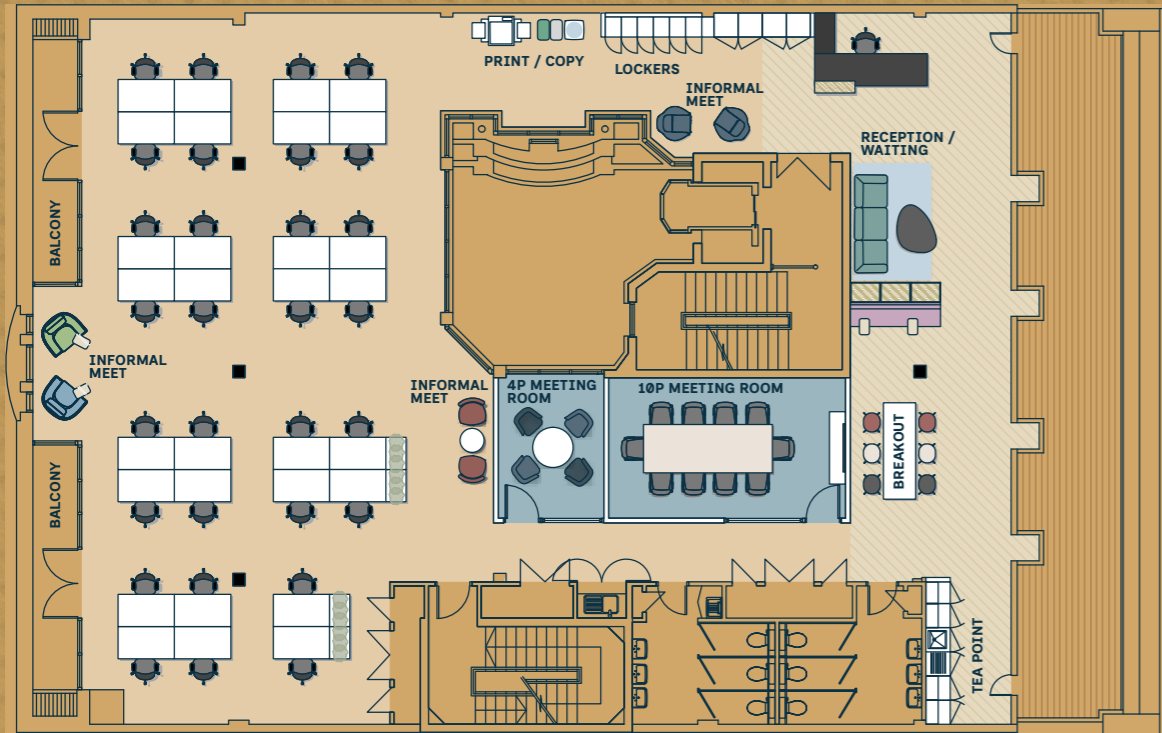
TOTAL
30 at 1:10 Sq M Per Person

MEETING ROOMS

- 1x 4P Meeting Room
- 1x 10P Meeting Room

SUPPORT FACILITIES

- 1x Reception / Waiting
- 1x Tea Point / Breakout
- 3x Informal Meet Area
- 1x Print / Copy
- 1x Lockers Area



3RD FLOOR AGILE WORKING

297 Sq M / 3,196 Sq Ft

STANDARD WORKING
18x Workstation 1,400 x 800mm

AGILE WORKING
18x Agile Working

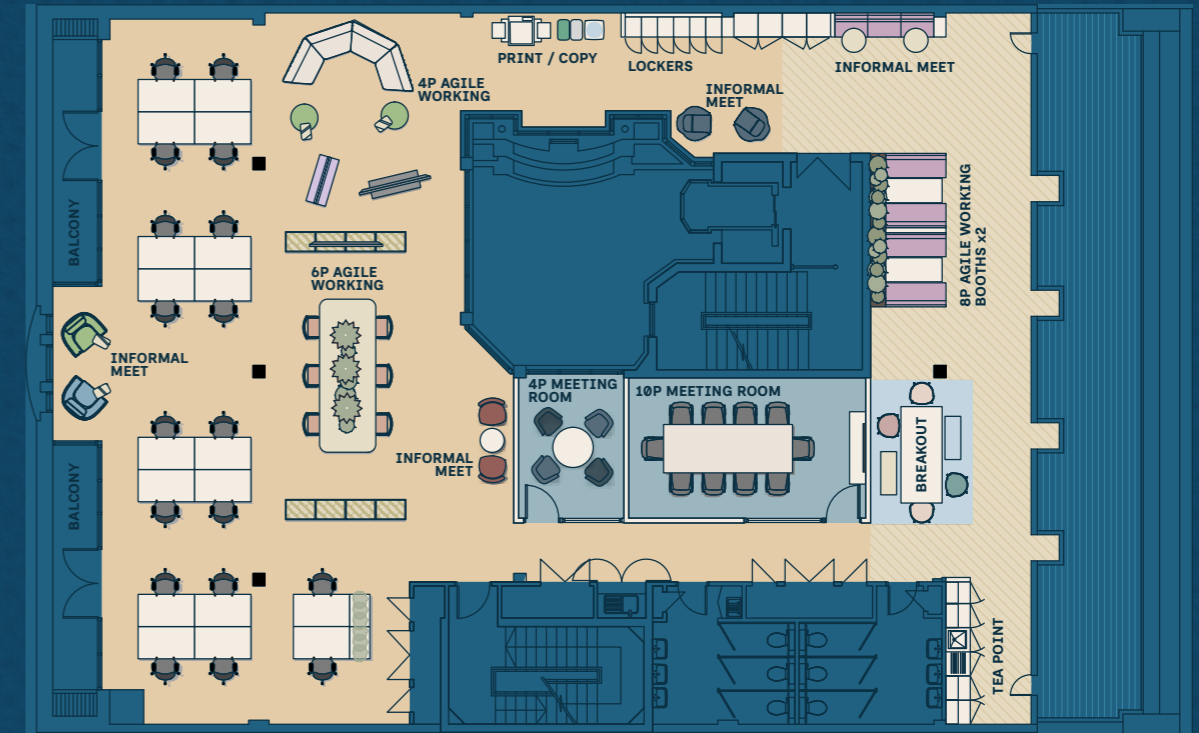
TOTAL
36 at 1:8 Sq M Per Person

MEETING ROOMS

- 1x 4P Meeting Room
- 1x 10P Meeting Room

SUPPORT FACILITIES

- 1x Tea Point / Breakout
- 4x Informal Meet Area
- 1x Print / Copy
- 1x Lockers Area



TO LET

121 WEST REGENT ST · G2 2SD

AILSACOURT

FULLY REFURBISHED TRADITIONAL WORKSPACE · 3,724 – 7,793 SQ FT AVAILABLE

BUSINESS RATES

The tenant will be responsible for all Local Authority Rates and Charges.

EPC

The building has an EPC Rating of 'B'.

FOR MORE INFORMATION, OR TO ARRANGE A VIEWING, PLEASE CONTACT THE JOINT LETTING AGENTS:



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