

To Let

221 Argyle St. G2 8DL
Upper Floors

{ Former Tower Records building adjacent to McDonalds }



**ARGYLE
TOWER**

221 ARGYLE ST
G2 8DL

**Prime Retail/ Office/ Leisure
Restaurant Space**

1st Floor: 2,461 Sq Ft/ 229 M²

2nd Floor: 2,461 Sq Ft/ 229 M²

3rd Floor: 2,461 Sq Ft/ 229 M²



Floors 1, 2 & 3 available
above newly opened Sexy Coffee

**Unique opportunity to rent space
in an iconic B-listed building in the
heart of Glasgow city centre.**

Sexy Coffee (*high end marble themed coffee shop*) has recently opened on the ground floor & basement of the building, transforming the site into one of the most eye catching properties in the city.

Unique opportunity to rent space on the 1st, 2nd & 3rd floor of the 5 storey building with access to upper floors via separate entrance.



ARGYLE TOWER

221 ARGYLE ST
G2 8DL

1

**WET WET
WET SUITE**

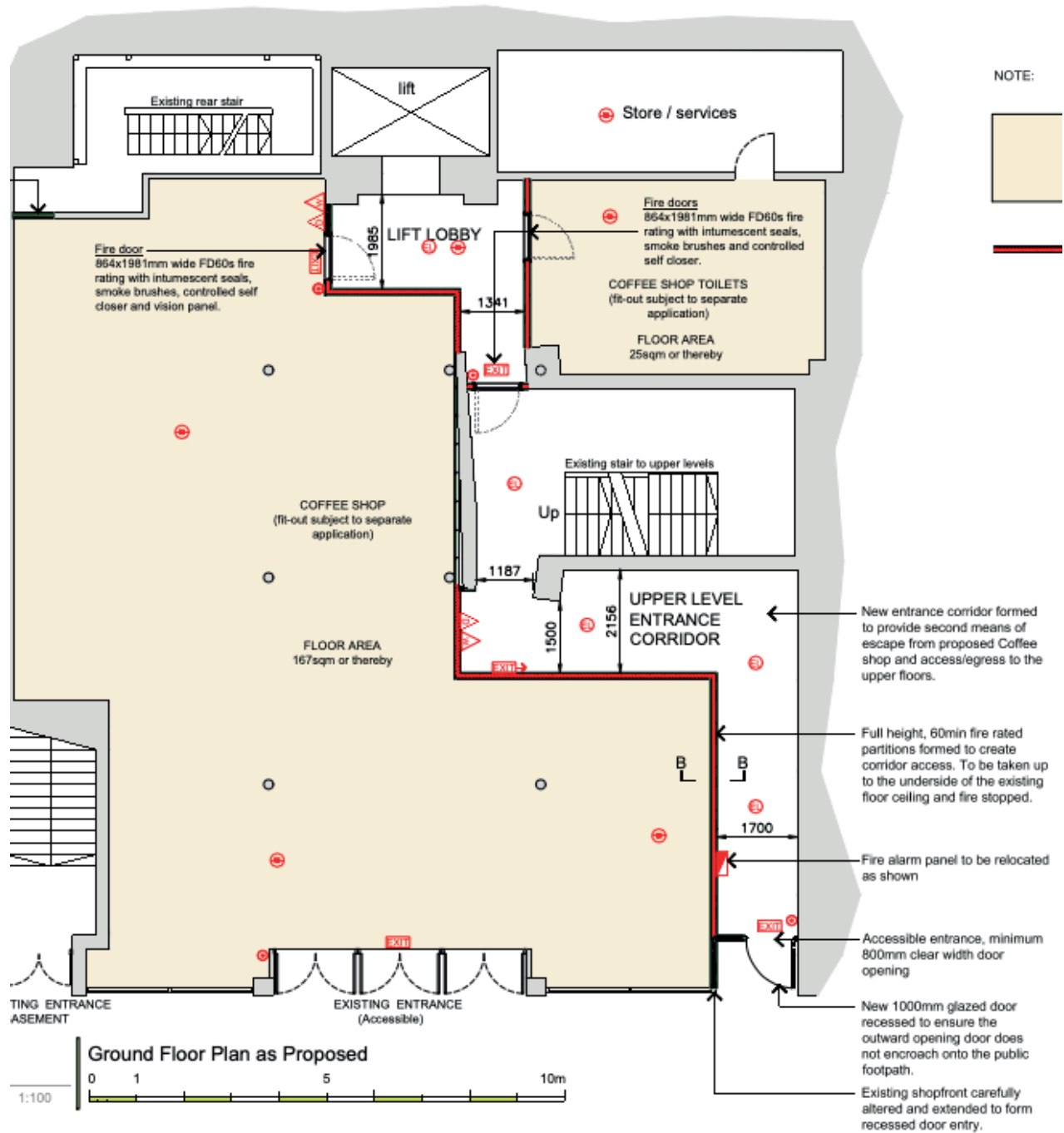
2

TEXAS SUITE

3

**BON JOVI
SUITE**





Ground Floor

(Shown for upper floors separate entrance purposes)

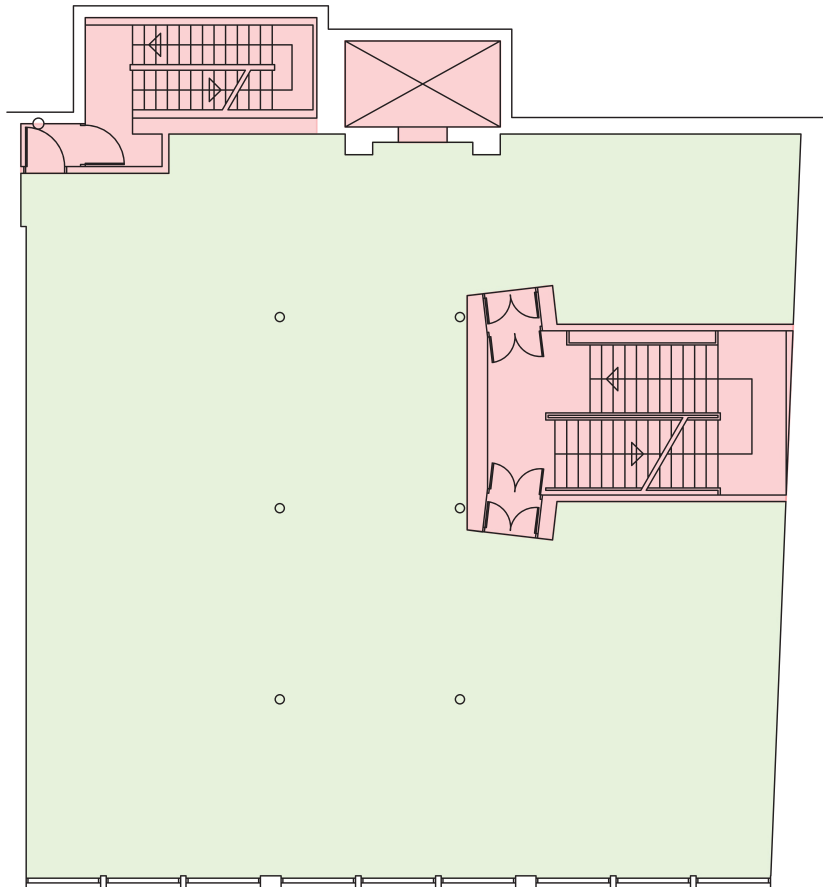


1
WET WET
WET SUITE

1st Floor

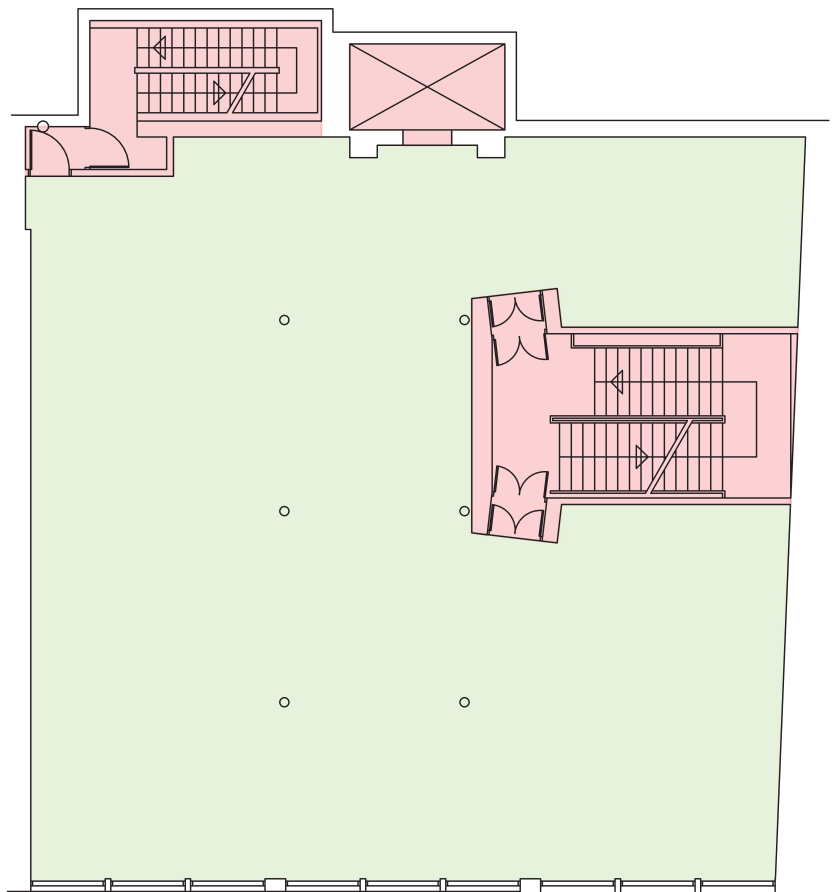
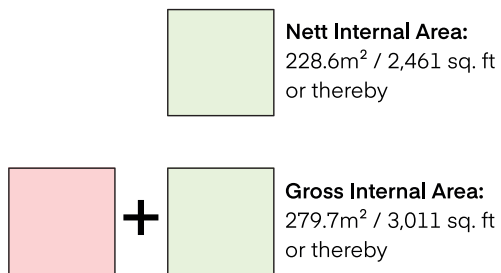


Size	2461 SQ FT/ 229 M2
Rent	£29,995 PA
Rateable Value	Estimated 16,800 subject to SAA confirmation.
Current Class Use	CLASS 1A (retail, nail bar, tattoo parlour, cosmetic treatment, financial) and many other uses. Class 4 (office) already been achieved.
Subject To Change Of Use	Casino, bingo hall, restaurant, events space.
Points To Note	Discount offered @ Sexy Coffee for tenants & clients. Premises being let out in current condition with rent free incentives



Net Internal Area:
 228.6m² / 2,461 sq. ft
 or thereby

Gross Internal Area:
 279.7m² / 3,011 sq. ft
 or thereby



2nd Floor

Size	2461 SQ FT/ 229 M2
Rent	£29,995 PA
Rateable Value	Estimated 14,800 subject to SAA confirmation.
Current Class Use	CLASS 1A (retail, nail bar, tattoo parlour, cosmetic treatment, financial) and many other uses.
Subject To Change Of Use	Office, Casino, bingo hall, restaurant, events space.
Points To Note	Discount offered @ Sexy Coffee for tenants & clients. Premises being let out in current condition with rent free incentives

2 TEXAS SUITE



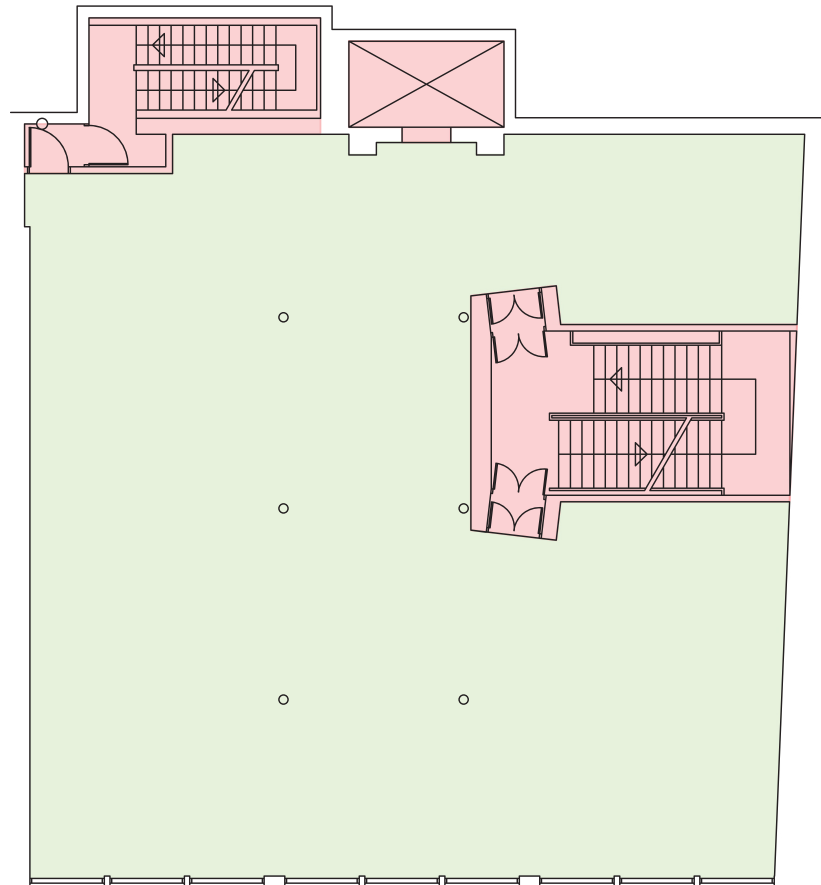
3

BON JOVI SUITE



3rd Floor

Size	2461 SQ FT/ 229 M2
Rent	£29,995 PA
Rateable Value	Estimated 13,300 subject to SAA confirmation.
Current Class Use	CLASS 1A (retail, nail bar, tattoo parlour, cosmetic treatment, financial) and many other uses.
Subject To Change Of Use	Office, Casino, bingo hall, restaurant, events space.
Points To Note	Discount offered @ Sexy Coffee for tenants & clients. Premises being let out in current condition with rent free incentives



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or thereby

Gross Internal Area:
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or thereby

All Enquiries;

INFO@TSAPC.CO.UK



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