

TO LET - OFFICE

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# CRAFTWORKS

2 Central Quay, 89 Hydepark Street, Glasgow, G3 8BW



## Key Highlights

- 5,000 to 19,721 sq ft
- Fully refurbished
- Fully DDA Compliant
- Raised access floors
- Range of large open plan offices available
- 3 x passenger lifts
- Air-conditioning
- Parking at c.1:385 sq ft

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SAVILLS Glasgow  
5th Floor Cadworks  
Glasgow G2 6SE  
**0141 248 7342**  
[savills.co.uk](http://savills.co.uk)



## Description

The offices have been fully refurbished and offer excellent natural light levels, flexible open plan floorplates, air conditioning and male, female and accessible restrooms on each floor. The offices benefit from new raised access floors, suspended ceilings with recessed LED lighting and are DDA compliant.

The building has secure undercroft parking and works are underway to provide extensive communal end of journey facilities in the basement including male, female and accessible showers/changing facilities along with cycle storage. There are a range of suites available with the flexibility to sub-divide larger floorplates and re-configure according to business needs.

## Location

2 Central Quay offers excellent transport links; Anderston Railway and Exhibition Centre stations are 10 and 15 minutes away respectively, and the M8 can be accessed via J18 and J19, both under 0.5 miles from the offices.

The development sits just outside the Glasgow Low Emission Zone. There are numerous retail, leisure and cultural attractions nearby including Two Fat Ladies at The Buttery, Nuffield Health and Fitness Wellbeing and Gym, Rotunda Bar and Coffee Republic.

## Accommodation

The accommodation comprises the following areas:

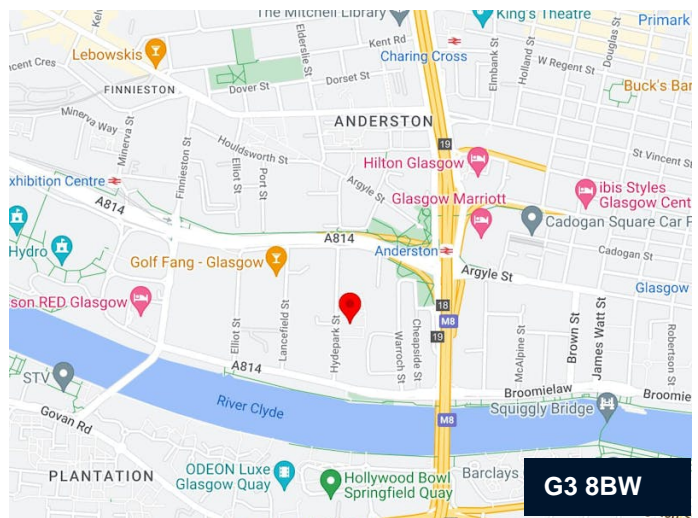
Name	sq ft	Rent	Rates Payable	Service charge	Availability
3rd	19,721	£16.50 /sq ft	£7.44 /sq ft	£7.37 /sq ft	Available

## Viewings

Strictly by prior appointment with Savills or their joint agent Avison Young.

## Business Rates

Rates payable: £7.50 per sq ft



## Contact

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