

Ryden

TO LET

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



THE PENTAGON
CENTRE

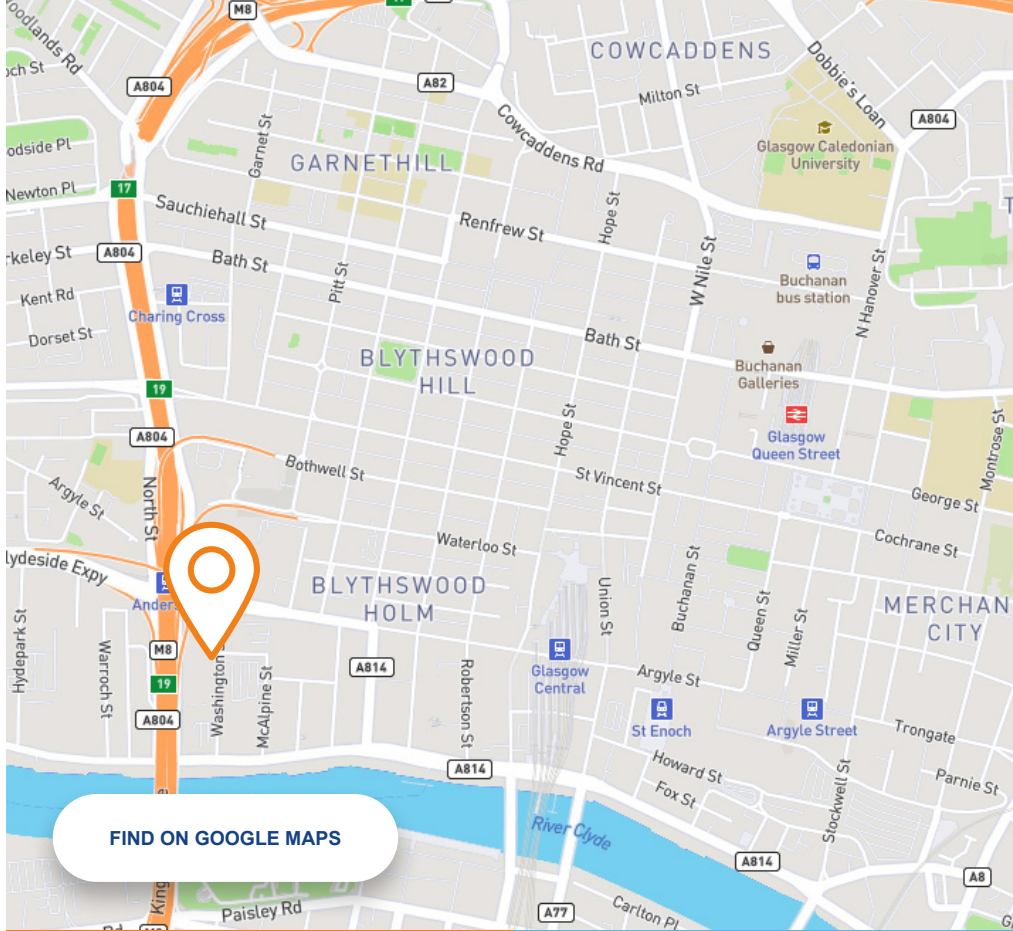
36-38 WASHINGTON
STREET
GLASGOW
G3 8AZ

FLEXIBLE GROUND
FLOOR SPACE

SUITABLE FOR A
VARIETY OF USES

10 MINUTE WALK FROM
GLASGOW CITY CENTRE

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



[FIND ON GOOGLE MAPS](#)



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
TOTAL	1,169	12,585

RENT

On application.

EPC

The subjects have an EPC rating of A.

RATEABLE VALUE

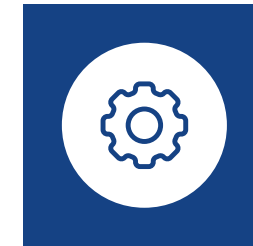
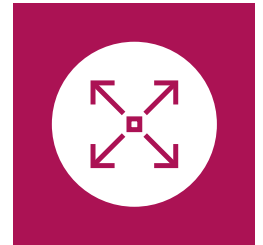
To be confirmed.

VAT

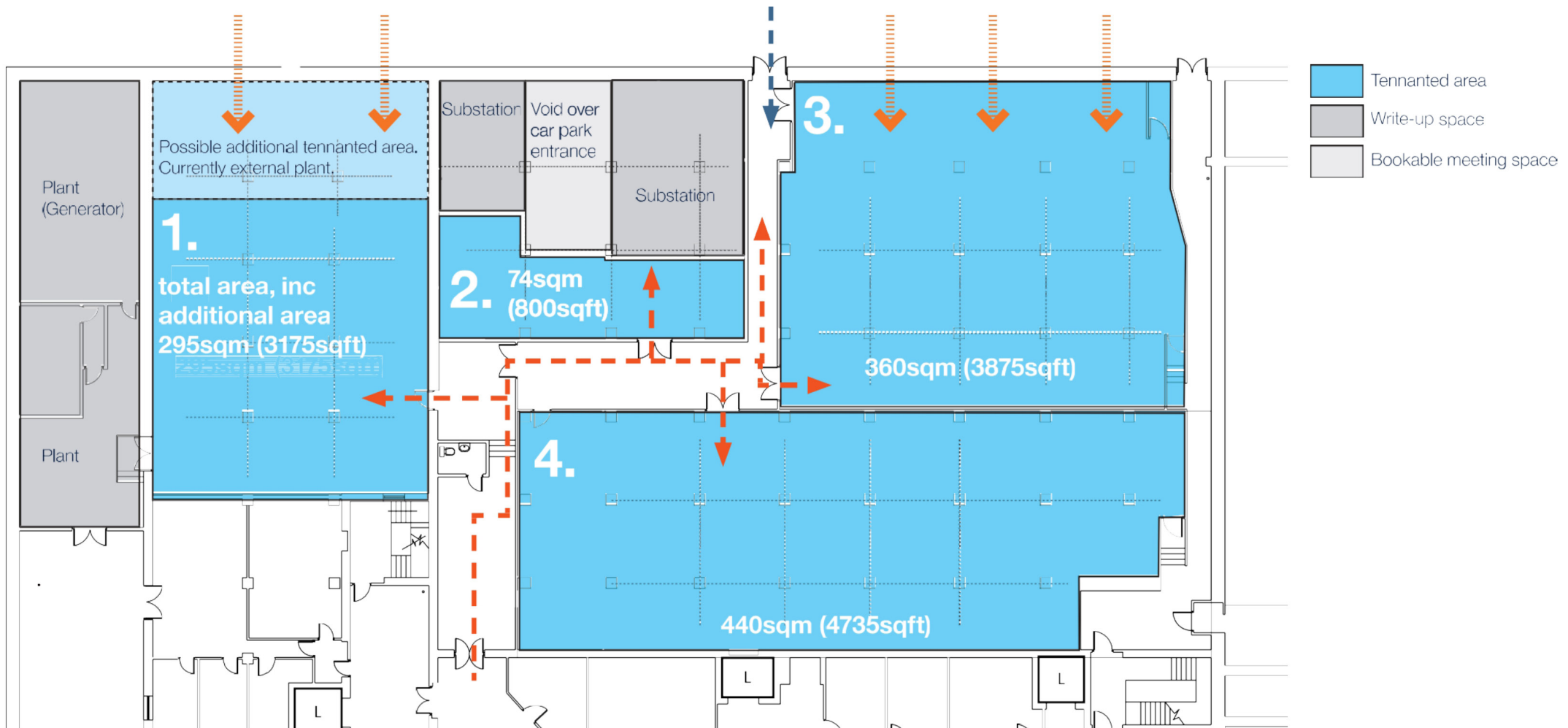
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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

360 - 1,169 SQ M
(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.

Gillian Giles

T 07826 946 312

E gillian.giles@ryden.co.uk

Jamie Mitchell

T 07881 818 026

E jamie.mitchell@ryden.co.uk

Ryden

ONYX

215 Bothwell Street

Glasgow

G2 7EZ

0141 204 3838

ryden.co.uk

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. November 2025

