

# ARGYLE WORKS



389 ARGYLE STREET  
GLASGOW, G2 8LR

**OPEN PLAN &  
FULLY-FITTED  
OFFICE SPACE.**

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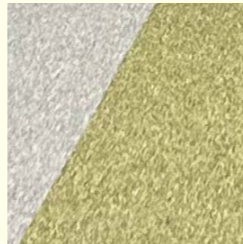
**FLEXIBLE AND CONTEMPORARY WORKSPACES FOR FORWARD THINKING OCCUPIERS.**



The reception has been comprehensively refurbished to offer touchdown seating and breakout spaces, with an on-site commissionaire.

The first floor provides a range of refurbished small suites, with fully fitted and furnished options available. A final suite of 603 sq. ft. is remaining. The suites benefit from a large shared kitchen area with breakout and collaboration space.

The 3rd, 4th and 5th floors provide open plan, flexible floor plates of approximately 3,400 sq. ft.



Argyle Works is prominently situated on the corner of Argyle Street and Brown Street, and is conveniently located in close proximity to numerous retail and leisure amenities.

The property is excellently serviced by public transport with Glasgow Central and Anderston train stations within a 5 minute walk. St Enoch Subway and numerous bus routes are also within easy walking distance.

Glasgow City Council's Avenues Project is due to transform Argyle Street, creating a seamless link between the prime retail parade to Argyle Works.

## AMENITIES

- |                  |                      |
|------------------|----------------------|
| 1 Tesco Express  | 7 Grahamston Kitchen |
| 2 Co-op          | 8 Sprigg             |
| 1 Dukes Umbrella | 9 Greggs             |
| 2 Piccolo Mondo  | 1 Yotel              |
| 3 Café Nero      | 2 Radisson Blu       |
| 4 La Lanterna    | 3 Motel One          |
| 5 Piece          | 4 The Clyde Hotel    |
| 6 Fern Café      | 5 Voco Grand Central |

# LOCATION

# ARGYLE WORKS

## 1ST FLOOR:

- New air conditioning
- Exposed ceiling with LED lighting
- IT ready
- All electric
- Shared kitchen and breakout facilities
- Full disabled access
- New shower facilities
- New cycle storage
- EPC A



Available  
Let

### AVAILABILITY:

1ST SUITE 5	6 DESKS	732 SQFT
1ST SUITE 4	6 DESKS	603 SQFT
1ST SUITE 3	4 DESKS	355 SQFT
1ST SUITE 2	12 DESKS	807 SQFT
1ST SUITE 1	28 DESKS	2,443 SQFT

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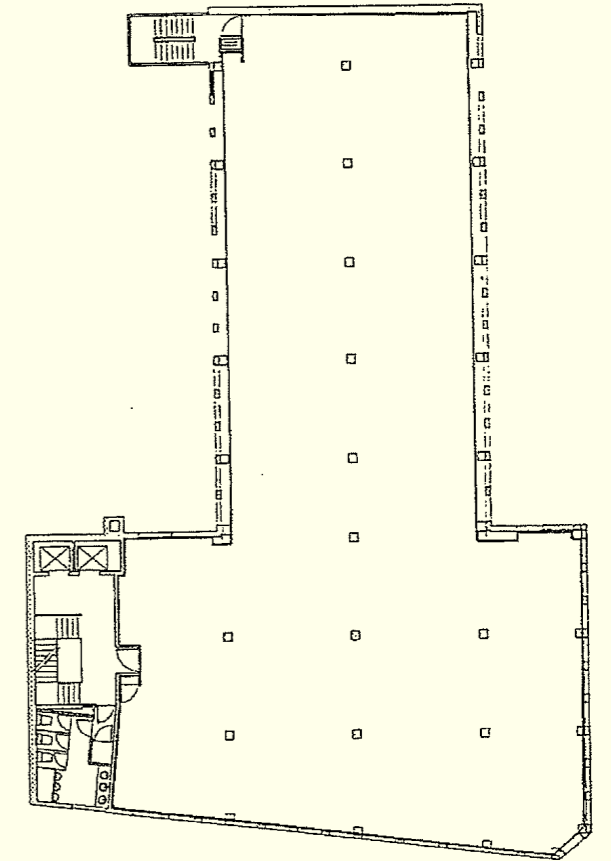
## 2ND, 3RD & 5TH FLOORS:

Full floors of approximately 6,400 sq. ft. are available. Refurbished, open plan floor plates allow flexibility and agility.

- New air conditioning
- Exposed ceiling with LED lighting
- Raised access flooring
- Carpeted flooring finishes
- 2 x passenger lifts
- IT ready
- Fit out and furniture packages are available
- Full disabled access
- Floors can be split to suit requirements
- New cycle storage
- All electric
- EPC A

### AVAILABILITY:

3RD FLOOR	6,340 SQFT
4TH FLOOR	6,384 SQFT
5TH FLOOR	6,369 SQFT



### Service charge

Tenants will be responsible for paying a fair portion of the service charge

### Business Rates

For business rating information please visit the Scottish Assessors Association website: [www.saa.gov.uk](http://www.saa.gov.uk)

### Legal Costs

Each party is responsible for their own legal costs.

### Lease

All suites are available on a new FRI lease.



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## CBRE

**Sarah Hagen**  
07468 724253  
[sarah.hagen@cbre.com](mailto:sarah.hagen@cbre.com)

**Stefanie Tucker**  
07880 455 948  
[stefanie.tucker@cbre.com](mailto:stefanie.tucker@cbre.com)

## Ryden

**Tim Jacobsen**  
07787 183341  
[tim.jacobsen@ryden.co.uk](mailto:tim.jacobsen@ryden.co.uk)

**Holly Boyd**  
07884 262217  
[holly.boyd@ryden.com](mailto:holly.boyd@ryden.com)