

WORKSPACE THAT BLENDS TIMELESS
CHARACTER WITH CONTEMPORARY DESIGN

the bookshop

26 BOTHWELL ST · GLASGOW · G2 6DH



the bookshop

THE BOOKSHOP HAS RECENTLY UNDERGONE A COMPREHENSIVE REFURBISHMENT TO OFFER A MODERN AND SOPHISTICATED FULLY ELECTRIC OFFICE SPACE, WHILE CONTINUING TO EMBRACE THE BUILDING'S HISTORIC CHARACTER.

Internally, the building features a striking entrance and three floors of carefully designed office suites benefiting from excellent natural light and new VRV air conditioning.



the bookshop

26 BOTHWELL STREET

BUCHANAN STREET

ST ENOCH SUBWAY

RIVER CLYDE

GLASGOW CENTRAL STATION

Q-PARK WATERLOO STREET

Q-PARK SAUCHIEHALL STREET

BLYTHSWOOD SQUARE

LOCATION

THE BOOKSHOP OFFERS UNRIVALED CONVENIENCE WITH SEAMLESS ACCESS TO GLASGOW CITY CENTRE.

Glasgow Central Station is less than a 2-minute walk away, while Glasgow Queen Street Station and Buchanan Street Subway Station are both within a 10-minute walk. Numerous bus routes also run along Bothwell Street and Hope Street, making commuting simple and convenient.

The building is strategically positioned in the heart of Glasgow's vibrant City Centre, with a wealth of amenities on the doorstep, including an abundance of cafés, restaurants, bars and gyms in close proximity.

BARS

- 01 THE NOBLE
- 02 MALO WINE BAR
- 03 RIOJA
- 04 THE LAST BOOKSTORE
- 05 HOPE & VINCENT
- 06 STEREO

FOOD

- 07 MEZCAL
- 08 AKIKO
- 09 BUCK'S BAR
- 10 GÖST
- 11 LA MASA
- 12 TANTRUM DOUGHNUTS

COFFEE

- 13 PRET A MANAGER
- 14 STARBUCKS
- 15 ABSOLUTE ROASTERS
- 16 BLANK STREET
- 17 LAUNCH COFFEE
- 18 GORDON STREET

CONVENIENCE/LUNCH

- 19 PIECE
- 20 TESCO EXPRESS
- 21 SAINSBURY'S LOCAL
- 22 BOOTS
- 23 CO-OP
- 24 SPRIGG

FITNESS

- 25 PURE GYM
- 26 THE GYM (CITY CENTRE)
- 27 THE GYM (BOTHWELL STREET)

HOTELS

- 28 MOTEL ONE
- 29 IBIS STYLES HOTEL
- 30 KIMPTON BLYTHSWOOD SQUARE HOTEL & SPA

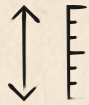
THE SPACE

THE SUITES ARE OFFERED ON A TRADITIONAL OPEN PLAN BASIS. HOWEVER, THE LANDLORD CAN OFFER BESPOKE FIT OUT OPTIONS ON A TURNKEY BASIS WITH SPECIFICATION LEVELS TO SUIT ALL MODERN DAY OCCUPIERS.



FLOOR	SQ FT
THIRD	LET
SECOND	2,340
FIRST	2,243
GROUND	LET
LOWER GROUND (FRONT)	1,680
TOTAL	6,263

SPECIFICATION



IMPRESSIVE FLOOR
TO CEILING HEIGHT



MODERN LED
LIGHTING



EXPOSED BRICK
FINISHES



SHOWER
FACILITIES



KITCHEN
FACILITIES



SECURE CYCLE
STORAGE ADJACENT



ENERGY EFFICIENT
VRV AIR
CONDITIONING



RENEWABLE
ELECTRICITY
TARIFF



TRADITIONAL FEATURES
INCLUDING REINSTATED
CORNICING



FULLY
ELECTRIC



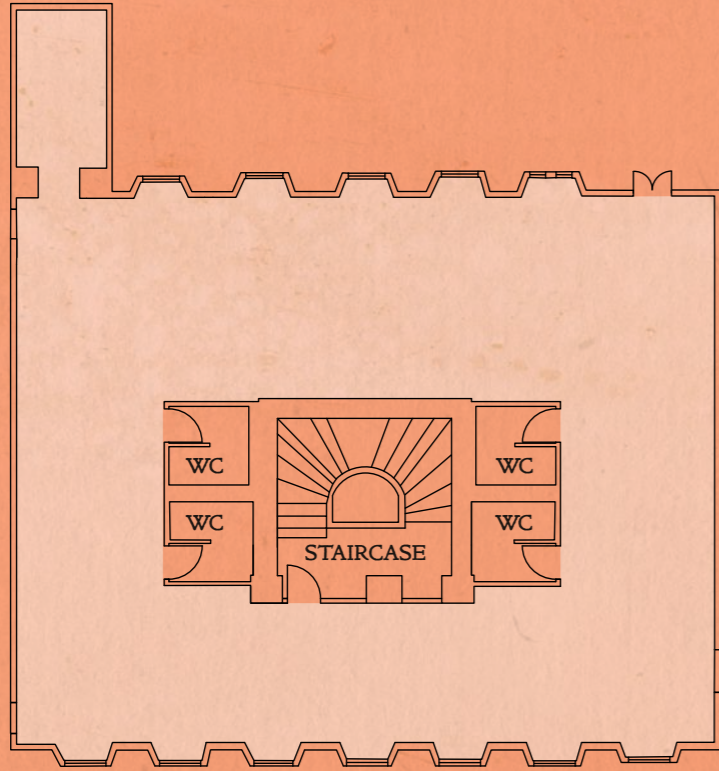
LARGE TRADITIONAL
WINDOWS PROVIDING
EXCELLENT NATURAL
DAYLIGHT

S R E

ACCESS TO SRE BOOKABLE
MEETING ROOMS IN VARIOUS
LOCATION ACROSS THE CITY
CENTRE & WIDER LOCATIONS



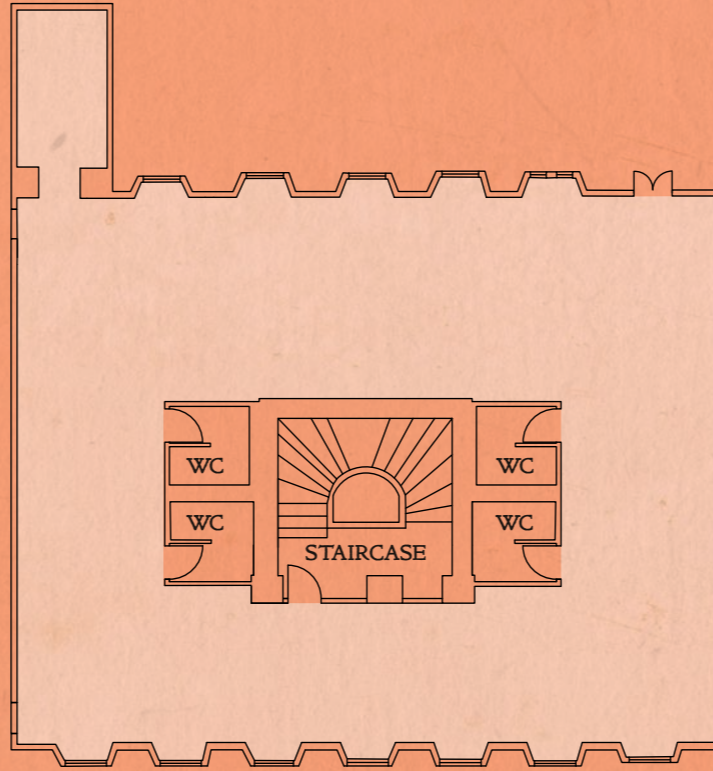
FLOOR PLANS



BOTHWELL ST

FIRST FLOOR

2,243 SQ FT / 208 SQ M

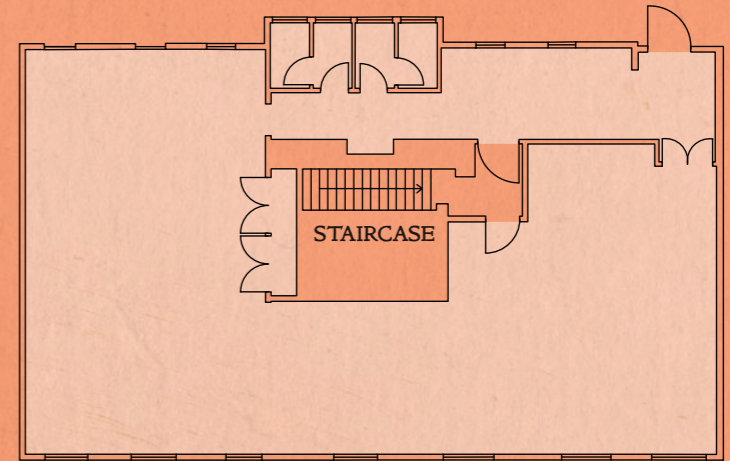


BOTHWELL ST

SECOND FLOOR

2,340 SQ FT / 217 SQ M

2nd Floor can be subdivided to offer suites from 1,100 sq ft / 102 sq m.



BOTHWELL ST

THIRD FLOOR

FULLY LET



BUSINESS RATES

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

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

EPC

Targeting EPC 'A'.

LEGAL COSTS

Each party is responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

FOR MORE INFORMATION, PLEASE CONTACT THE JOINT LETTING AGENTS:

Ryden

TIM JACOBSEN
tim.jacobsen@ryden.co.uk
07787 183 341

HOLLY BOYD
holly.boyd@ryden.co.uk
07884 262 217

JLL

MEG BEATTIE
meg.beattie@jll.com
07935 203 765

HANNA MCKIE
hanna.mckie@jll.com
07933 514 376



S R E A REFURBISHMENT PROJECT BY THE SRE GROUP.

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