

TO LET - OFFICE

---

# 1ST FLOOR, SUITE 2, GRANITE HOUSE

31-33 Stockwell Street, Glasgow, G1 4RZ



## Key Highlights

- 1,382 sq ft
- Dedicated tea prep / kitchen and break out area
- Generous boardroom and 2 additional meeting rooms
- Dedicated WCs

---

SAVILLS Glasgow  
163 West George Street  
Glasgow G2 2JJ  
**0141 248 7342**  
[savills.co.uk](http://savills.co.uk)



## Description

The suite comprises part of the wider office development of Granite House. The building recently underwent a refurbishment to upgrade the entrance foyer and reception area which now provides communal space for meetings, calls and break out space and is available to all tenants. Occupiers also have use of a cafe area on the ground floor with access to free high speed WiFi. The reception has a commissionaire and there is 24 hour security within the building.

The First Floor accommodation provides a generous boardroom, 2 additional meetings rooms and open plan working space as well as dedicated kitchen and WCs.

## Location

Granite House is located in the heart of Glasgow City Centre adjacent to the popular Merchant City, offering a wealth of quality restaurants, bars and shopping amenities.

The building is on the east side of Stockwell Street, opposite the junction with Argyle Street. Queen Street, Glasgow Central and Argyle Street train stations are all within easy walking distance. There are also numerous bus links. Motorway connectivity is easily accessed from the premises onto the M8, M80, M74 and M77 motorways.

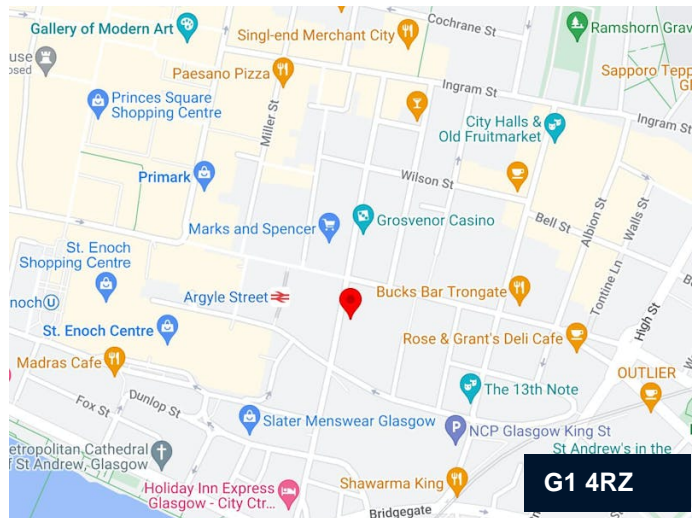
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service Charge (sq ft)	Availability
1st - Suite 2	1,382	128.39	£22,000 per annum	£3.41	Available

## Viewings

Strictly by prior appointment with Savills.



## Contact

**David Cobban**

0141 222 4101

07900265512

dcobban@savills.com

**Niamh Dunn**

0141 222 4157

niamh.dunn@savills.com

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 25/03/2024

**savills**





