

TO LET - OFFICE

# GRANITE HOUSE

31 Stockwell Street, Glasgow, G1 4RZ



## Key Highlights

- 3,848 to 81,394 sq ft
- Raised access floors with a depth in excess of 250mm
- Suspended ceiling system
- Bike storage
- Fully refurbished suites
- New LED LG7 compliant lighting
- Disabled access
- New cafe and refurbished entrance

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## Description

Granite House offers large flexible floor plates with a modern specification. This former factory provides occupiers with excellent quality office space at competitive levels of rent. The building recently underwent a refurbishment to upgrade the entrance foyer which provides a grand entrance for visitors and staff alike. The reception has a commissionaire and there is 24 hour security within the building. Occupiers also have use of a cafe/breakout area on the ground floor with access to free high speed WiFi.

## 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. There are discounts available for parking at both the King Street NCP car park and in the St Enoch Centre.

## Accommodation

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable	Service charge
4th - South	13,052	£18.50 /sq ft	£6.99 /sq ft	£3.41 /sq ft
4th - Suite 2	1,390	£18.50 /sq ft	£6.88 /sq ft	£3.41 /sq ft
3rd - South	11,575	£18.50 /sq ft	£7.29 /sq ft	£3.41 /sq ft
3rd - Middle	9,895	£18.50 /sq ft	£5.93 /sq ft	£3.41 /sq ft
3rd - North	10,280	£18.50 /sq ft	£7.34 /sq ft	£3.41 /sq ft
2nd - North & Middle	17,553	£18.50 /sq ft	£7.13 /sq ft	£3.41 /sq ft
2nd - South	13,801	£18.50 /sq ft	£7.21 /sq ft	£3.41 /sq ft
1st - North	3,848	£18.50 /sq ft	On Application	£3.41 /sq ft
<b>Total</b>	<b>81,394</b>			

## Contact

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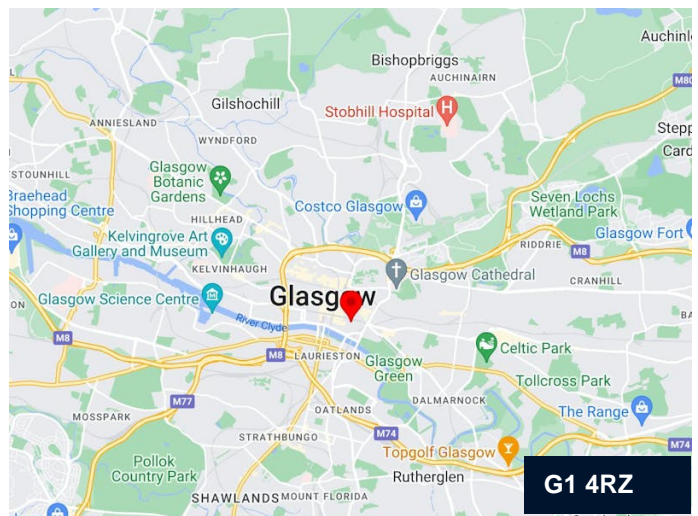
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