

TO LET - OFFICE

THE OCTAGON

First Floor, 35 Baird Street, Glasgow, G4 0EE



Key Highlights

- 5,048 sq ft
- Signature glazed entrance tower
- Fully accessible
- Passenger lift
- New quoting rent of £12.50 per sq ft.
- 1GB of fibre connectivity
- Raised access flooring
- VRF air conditioning

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Location

The Octagon occupies a prominent position immediately north of Glasgow city centre, benefitting from unrivalled road and public transport links and located in close proximity to a number of local amenities. Surrounding occupiers include Royal Mail, John Lewis Distribution Centre and Tesla.

Buchanan bus station is located within a 10 minute walk with a local bus stop adjacent to the property. Glasgow Queen Street railway station is also a 15 minute walk from the property.

The property is well-connected to the road network with Junction 15 of the M8 motorway a 2 minute drive away connecting to the Greater Glasgow area and Edinburgh.

Description

The space comprises a modern open plan floor plate with feature central lightwell and is virtually column free. Finished to a high specification with new VRF comfort cooling, raised access floors and a new suspended ceiling with recessed LED lights.

In addition, dedicated car parking spaces are available with the accommodation along with on street parking for visitors.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Rates Payable	Service charge
1st - Part Floor	5,048	468.97	£12.50 /sq ft	£5.35 /sq ft	£3.50 /sq ft
Total	5,048	468.97			

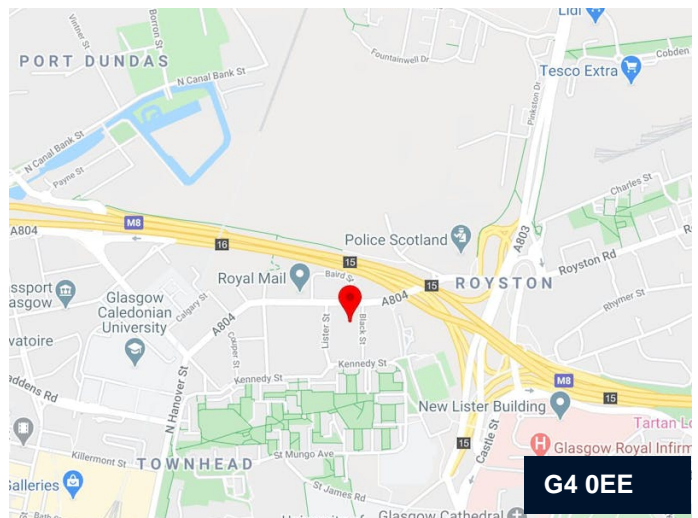
Letting Information

Date available: Now

Letting type: Commercial

Business Rates

Rates payable: £5.35 per sq ft
(based upon Rateable Value: £51,500)



Contact

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