

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	£5.57 /sq ft	£3.50 /sq ft
<b>Total</b>	<b>5,048</b>	<b>468.97</b>			

## Letting Information

Date available: Now

Letting type: Commercial

## Business Rates

Rates payable: £5.57 per sq ft  
(based upon Rateable Value: £51,596)



## Contact

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