

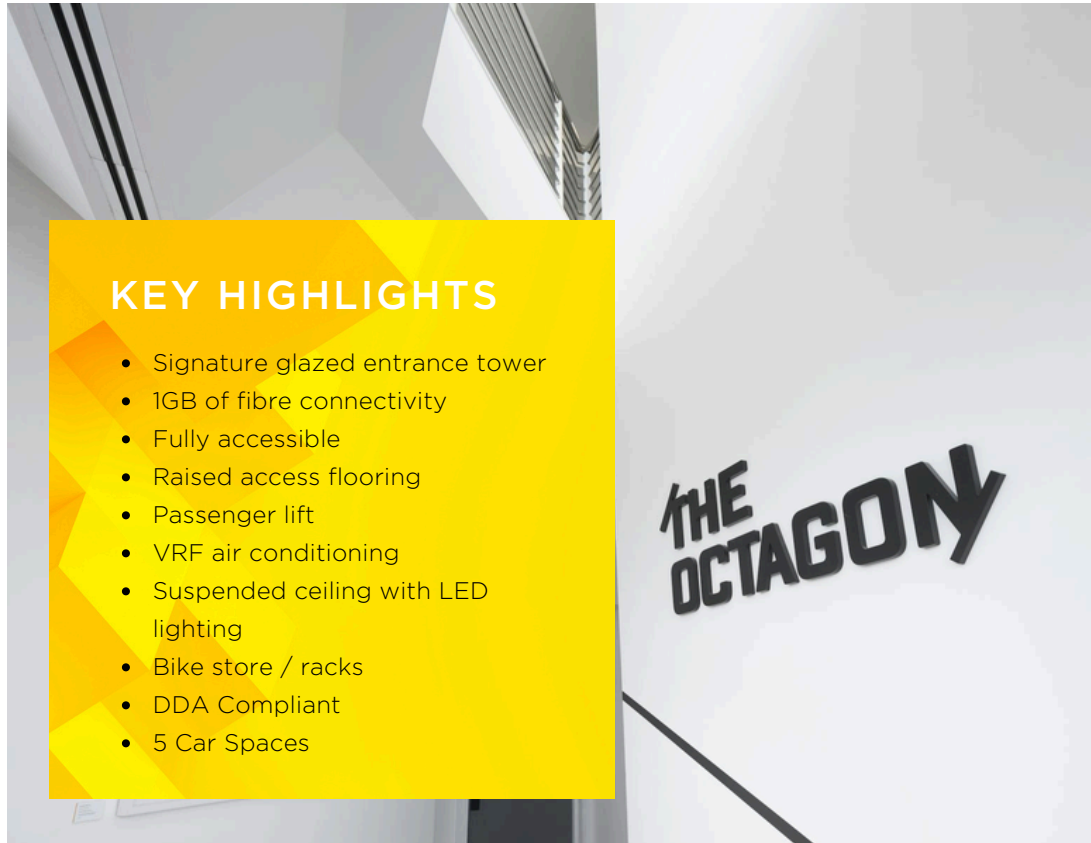
The Octagon

35 BAIRD STREET, GLASGOW, G4 0EE

Flexible modern office space with generous levels of car parking.



savills



EPC

A copy of the Energy Performance Certificate is available on request.

TERMS

New Fully Repairing and Insuring lease terms available.

VIEWINGS

Strictly by appointment with Savills or alternatively their joint agent.

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.

Suite	sq ft	sq m
1st - Part Floor	5,048	468

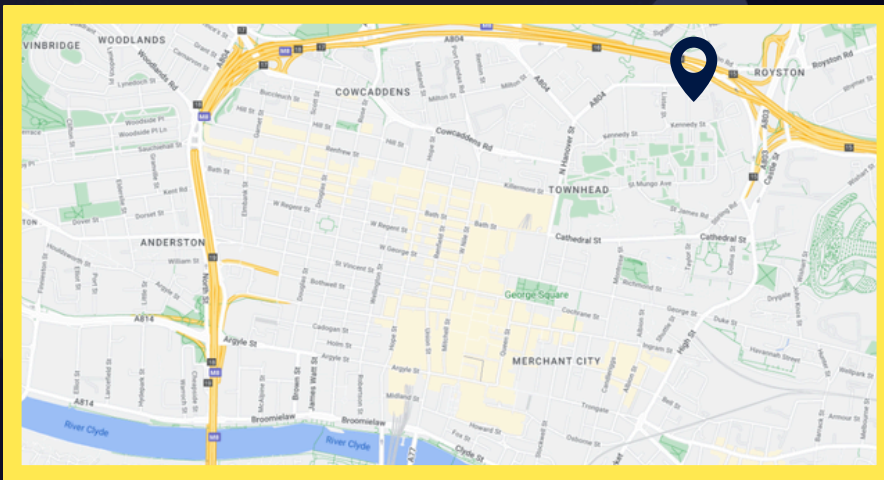


LOCATION

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.



CONTACT

For further information please contact:

Colin McGhee

Director

E: colin.mghee@savills.com

T: 07714 140 771

Niamh Dunn

Team Administrator

E: niamh.dunn@savills.com

T: 07989 733 506



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, images 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.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | xx.xx.2024