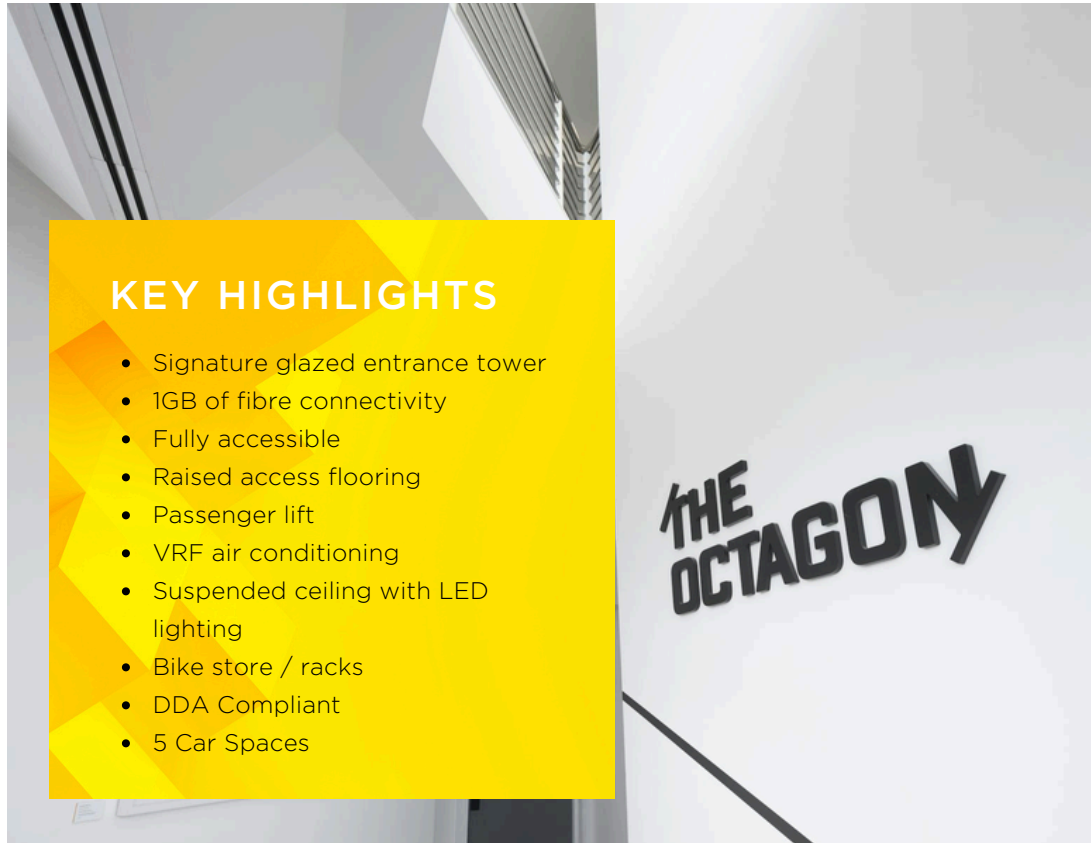


The Octagon

35 BAIRD STREET, GLASGOW, G4 0EE

Flexible modern office space with generous levels of car parking.





EPC - E

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.

AVAILABLE SPACE

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

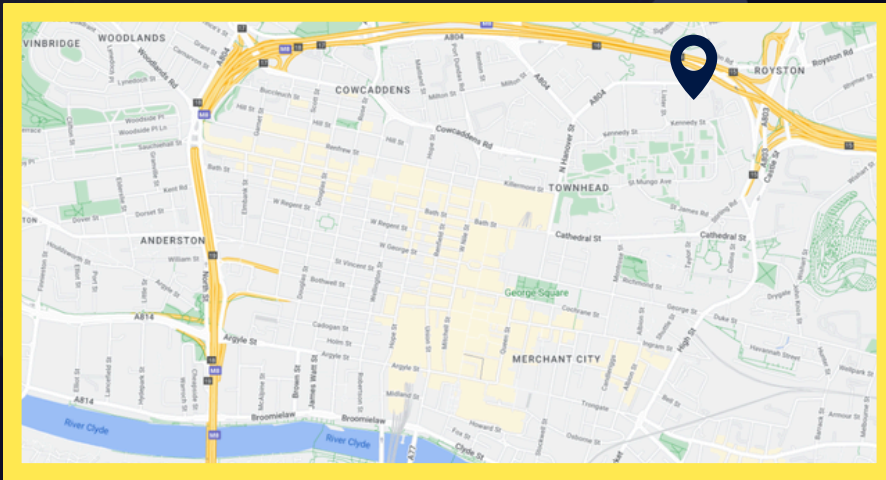


LOCATION

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

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