

TO LET

Glasgow West End Leisure, Retail or Office Opportunity

UNIT 1: 350.6 SQ M / 3,773.8 SQ FT
UNIT 2: 580.9 SQ M / 6,252.8 SQ FT

**SCOTWAY
HOUSE**

165 Castlebank Street,
Glasgow G11 6EU

WEST END LOCATION

The subjects are located in the West End of Glasgow and form part of Scotway House, a state-of-the-art 435-room student residence, arranged over a 14-storey tower, 6-storey building and 3-storey building. Facilities at Scotway House include a library, cinema room, gym, social break-out zones and study pods. Planning permission has also been granted for a 350,000 sq ft retail-led mixed-use development at Glasgow Harbour, adjacent to the subject site.

The West End of Glasgow is a high density residential area, comprising a university quarter and an abundance of shops, restaurants and bars. Approximately 40,000 people live within a 5 minute drive time of the site. The site is also located within walking distance from The University of Glasgow where c.30,000 students study on campus each year.



SCOTWAY HOUSE

Planning consent for retail-led mixed use development

EXCELLENT ACCESS

Scotway House is located adjacent to the Clydeside Expressway (A814), a key vehicle route which connects the site to Glasgow City Centre and the wider city via the M8 motorway and Clyde Tunnel. Approximately 51,000 vehicles use the Clydeside Expressway each day.

Scotway House is also located within walking distance of Partick Interchange, an integral transport hub for the West End of Glasgow. Partick Interchange connects the site to Glasgow City Centre and the wider city via Train, Bus and Subway.

Ashton Lane



Scotway House Student Accommodation (BOHO)



Scottish Events Campus



Kelvingrove Gallery & Museum



SSE Hydro Arena



Kelvingrove Park



Radisson Red



The University of Glasgow



Glasgow West End

ACCOMMODATION

The subjects have recently been constructed and form part of Scotway House student accommodation development.

The subjects benefit from a prominent location facing the public plaza and act as a gateway to the wider development. Unit 2 also benefits from an outdoor balcony on the first floor with a south facing aspect and extensive views across Glasgow.

The approximate gross internal floor areas are as follows:

UNIT 1

Ground	143.2 sq m / 1,541.4 sq ft
Lower Ground	207.8 sq m / 2,236.7 sq ft
Total	350.6 sq m / 3773.8 sq ft

UNIT 2

Ground	372.9 sq m / 4,013.9 sq ft
First	208 sq m / 2,238.9 sq ft
Total	580.9 sq m / 6,252.8 sq ft

Additional Balcony Area:
133.2 sq m / 1,433.75 sq ft



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Unit 2 Balcony



PLANNING

The property currently has a Class 1 (Retail), Class 2 (Financial, Professional and other services) and Class 3 (Food & Drink) planning consent. Alternative uses would require planning consent, further details of which are available on request.

RENT

On application.

RATING

The subjects have still to be assessed for rating purposes. Further details are available on request.

EPC

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

VIEWING/FURTHER INFORMATION

Retail & Leisure Enquires

James Dickinson

0141 222 4139

07866 203 538

james.dickinson@savills.com

Office Enquiries

Colin McGhee

0141 222 4140

07714 140 771

colin.mcghee@savills.com

savills.com

savills

0141 248 7342

John Menzies

0141 222 4126

07808 479 265

john.menzies@savills.com