**TO LET** SCOTIVIAY Glasgow West End Leisure, Retail or 165 Castlebank Street, Glasgow G11 6EU Office Opport UNIT 1: 350.6 SQ M / 3,773.8 SQ FT UNIT 2: 580.9 SQ M / 6,252.8 SQ FT Peel L&P





THE SSELANDRO

SSE Hydro Arena





**Scottish Events Campus** 











# 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

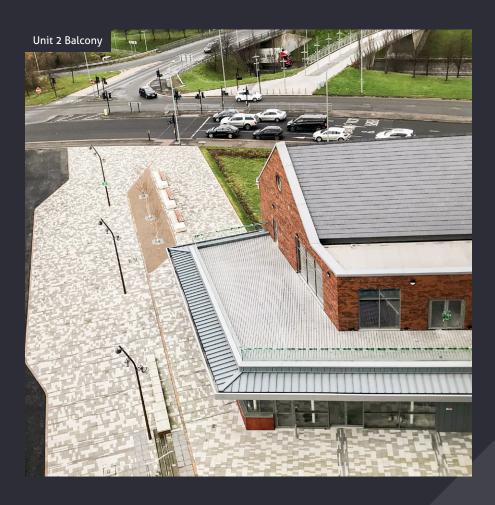






### SCOTWAY HOUSE

165 Castlebank Street, Glasgow G11 6EU



#### **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



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