

**LAST
FLOOR
REMAINING**
TO LET - 5th FLOOR - 2,540 sqft



120

WEST REGENT STREET

GLASGOW G2 2QD

**Comprehensively
Refurbished**

Offices **TO LET**
High Quality Specification
5th (Top) Floor - 2,540 sqft

Prime City Centre Location

120

WEST REGENT STREET



DESCRIPTION

A landmark corner positioned building, 120 West Regent Street provides elegant modern office accommodation in a superb business location.

The entire property has undergone a comprehensive refurbishment. Stunning new entrance and common areas have been created, leading to attractive open plan floors with a very high specification.

The bright modern office accommodation has excellent natural light on three sides from large windows.

Following successful marketing the first, second, third and fourth floors are now fully let to quality corporate occupiers. The last remaining floor available comprises:-

- **Fifth Floor 236.0 sqm (2,540 sqft)**

Providing comfort cooled, flexible and attractive accommodation with high quality dedicated toilets, raised access floors, metal suspended ceilings with LG7 compliant lighting and capable of accommodating a wide range of layouts and occupational densities.

POSITION

120 West Regent Street enjoys a fantastic location in the heart of Glasgow's traditional core office district.

An established office location, it is ideal for visitor and staff access by car or public transport with Q park (public car park) virtually adjacent. The location provides a vibrant and wide range of coffee shops, restaurants and all types of retail within minutes' walk.

SPECIFICATION

- **Completely refurbished entrance areas, common stairs and lift which serves all floors**
- **Equality Act compliant entrance with new security access system**
- **Bright Efficient open plan office floors**
- **New comfort cooling and central heating boilers**
- **Raised access floors**
- **New metal suspended ceilings with recessed LED light fittings compatible with an LG7 lighting scheme**
- **Fully refurbished Male and Female toilets on each floor**



“ When reviewing our business needs in Glasgow, 120 West Regent Street offered MSC the perfect choice of quality building and city centre location. Having occupied the 5th Floor since 2006, our relocation to the 2nd Floor following extensive refurbishment of the building, including MSC's fit out to our exacting standards, was carried out in a thoroughly professional manner. The relationship with the landlord's advisors gave us complete peace of mind from start to finish and we could not be happier with our new environment. A job well done, thank you!”

Andrew Woodley, Property & Facilities Manager, Mediterranean Shipping Company (UK)Limited.

LAYOUT PLANS



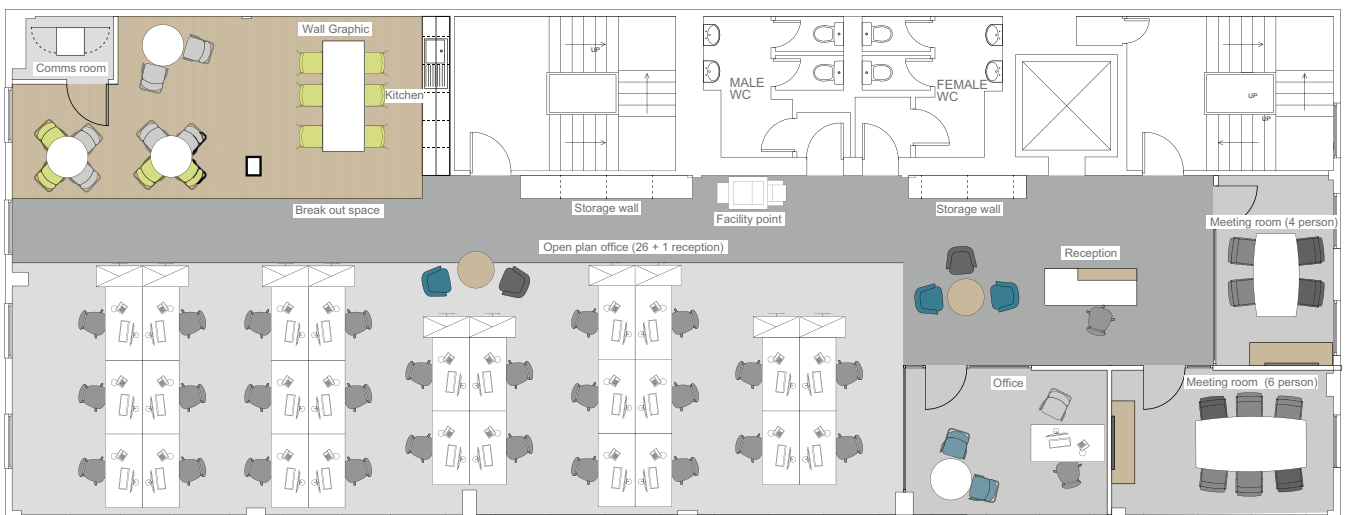
CAR PARKING

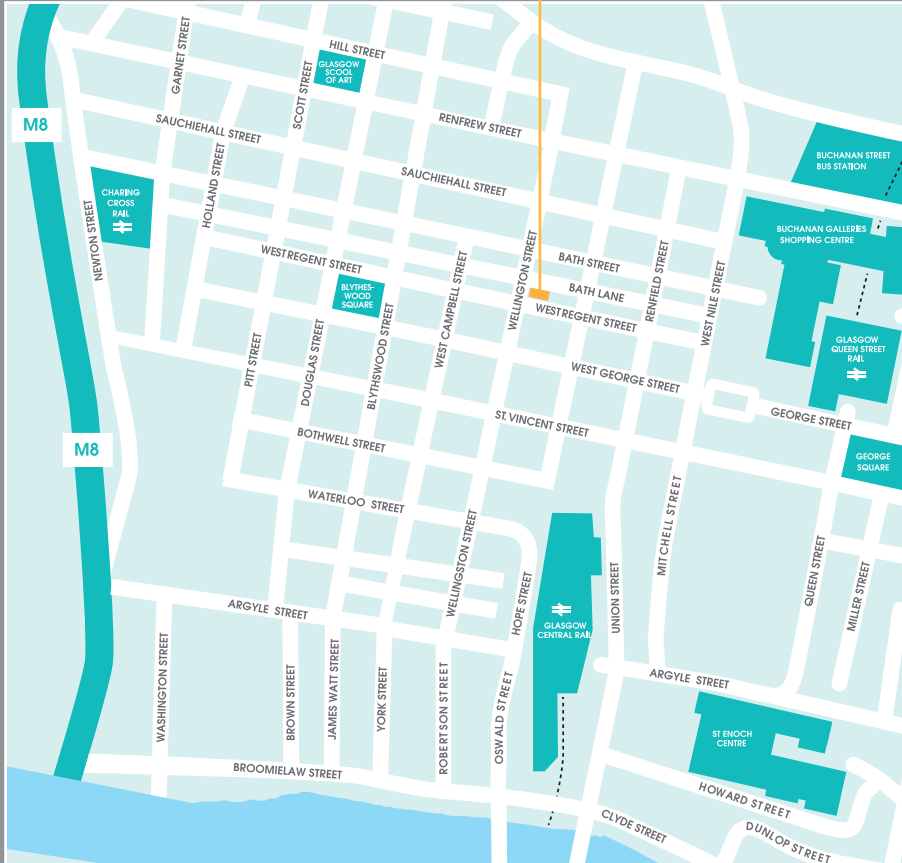
The building has a secure private garage with a total of seven car spaces. Three car spaces remain available to lease.

AVAILABILITY

First Floor	Let to Bellpenny
Second Floor	Let to Mediterranean Shipping Company
Third Floor	Let to Ashfield Healthcare
Fourth Floor	Let to Mattioli Woods
Fifth Floor	236.0 sqm (2,540 sqft)

Indicative floor layouts only





120 WEST
REAGENT
STREET

VIEWING AND FURTHER INFORMATION

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DATE OF ENTRY/AVAILABILITY

Accommodation is available for immediate occupation.

RATES

The ingoing tenant will be responsible for all local authority rates and other related charges.

SERVICE CHARGE

All Tenants are responsible for a proportion of the buildings service charge. Further details are available on request.

LEASE TERMS AND RENT

The Fifth Floor is available on a new full repairing and insuring lease. Rent and other cost information is available through either of the marketing agents.

VAT AND LEGAL COSTS

All prices and costs indicated are quoted exclusive of value Added Tax. Each party will bear their own legal costs incurred in documenting any letting and the ingoing tenant will be responsible for any Registration Fees and LBTT relating to the transaction.

BUILDING ENERGY PERFORMANCE

EPC Rating - B.

Further details available on request.

Springford & Co / Phil Reid Associates on their own behalf and for vendors or lessors of this property, whose agent it is, gives notice that: 1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Publication Date: October 2017.