

# TO LET HIGH QUALITY OFFICE SPACE

4th Floor, Suite B - 1,993 sq ft  
5th Floor, Suite B - 2,414 sq ft

# 58

WATERLOO STREET  
GLASGOW



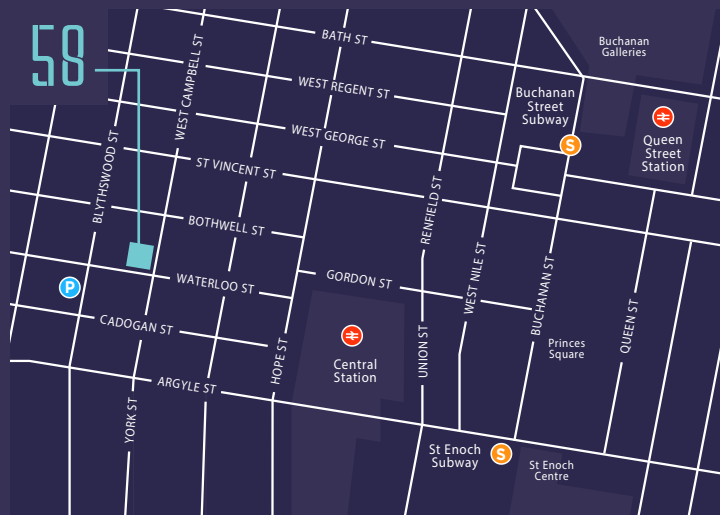
## LOCATION

58 Waterloo Street is situated in the heart of Glasgow's Central Business District (CBD), immediately adjacent to Bothwell Street, with nearby occupiers including JP Morgan, Morgan Stanley, TLT Solicitors, Jacobs, Ashurt and Pinsent Masons.

The building is extremely well located with Glasgow Central Railway Station being within a 3 minute walk and several bus routes passing along Waterloo Street, as well as several core retail and leisure amenities nearby.

## DESCRIPTION

The building offers a range of high quality refurbished and fully furnished office suites.



## SPECIFICATION

- Grade A specification
- Striking feature entrance with commissionaire manned reception
- 2 x 10 person passenger lifts
- Air conditioning
- Raised access floor (with areas of underfloor trunking)
- Metal suspended ceilings with LED lighting
- High quality, male, female & disabled toilets on each floor
- Male, female and disabled shower rooms with locker and changing facilities
- GPS Golf Simulator
- Fully Equality Act compliant
- EPC Rating - A

## LEASE TERMS

Available by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## VIEWING

For further information please contact the joint agents:

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