TO LET

Fully fitted office space available for immediate occupation

Suite 3.4, Cadell House, 27-29 Waterloo Street, Glasgow, G2 6BZ

- 165 sq m (1,779 sq ft)
- Prominent, modern corner aspect building, adjacent to Glasgow Central Station
- Fully fitted with meeting rooms and furniture in place
- Available on all-inclusive, flexible rental terms









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101 St Vincent Street, Glasgow, G2 5EA

SUITE 3.4, CADELL HOUSE, 27-29 WATERLOO STREET, GLASGOW G2 6BZ

Location

The building occupies a prominent corner location at the junction of Wellington Street and Waterloo Street in the heart of Glasgow city centre. The immediate surrounding area is home to a number of large occupiers including SSE, Ashurst, and Scottish Enterprise.

The property has excellent transport links, less than a minute's walk from Glasgow Central railway station, within close walking distance of Glasgow Queen Street railway station, and with direct access to the M8 motorway via Junction 19.

Its central location offers immediate access to a wide range of amenities, including hotels, cafés, restaurants, shops, and bars all within easy walking distance. The ground floor is home to Sprigg, a popular local salad bar, and The Admiral Bar – 'The Woods' – a well-known Glasgow establishment serving food and drinks.



Description

The subject suite comprises Suite 3.4. on the third floor of Cadell House. The building has an attractive red sandstone façade with curtain wall glazing and granite columns. Entry to the demise is facilitated through a fully DDA compliant secure door entry system from Waterloo Street, leading into an entrance foyer equipped with a 10-person passenger lift.

The suite benefits from the following key features:

- 1x large boardroom and 3x meeting rooms in-situ
- Suspended ceiling with recessed lighting
- Raised access floors with carpet coverings
- Gas fired central heating
- Ample natural daylight
- Communal kitchen and WC facilities
- Lift access to all floors

Accommodation

The suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following net lettable area:-

Floor	Sq m	Sq ft
Suite 3.4	165	1,779

Rateable Value

The Rateable Values for the suites can be found at www.saa.gov.uk using the postcode G2 6BZ.

EPC

The suite has the following Energy Performance rating: D.

Lease Terms

The accommodation is available on a new full repairing and insuring lease with flexible lease terms considered.

Ideal for businesses seeking flexibility and the ability to commence operations quickly without the usual upfront capital expenses or management concerns, the suite can be provided on a comprehensive rental package encompassing rent, service charge, buildings insurance, utilities (gas, electricity, heating & power), along with the existing office fit-out and furnishings.

Full details of the quoting rental and lease terms are available from the letting agent.

Entry

The accommodation is available for immediate occupation.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices, rents and premiums are quoted exclusive of VAT.

Viewing

Strictly by appointment through the sole letting agents:

Edin Lynch
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07484 978879
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