



TONTINE HOUSE

TO LET

Contemporary
Office
Accommodation

2,004 sq ft -
7,387 sq ft

4-8 GORDON STREET
GLASGOW G1 3PL





TONTINE HOUSE

Tontine House is an ornate imposing corner building providing attractive office accommodation, in the heart of Glasgow City Centre.

The building is accessed via secure entrance lobby from where a passenger lift provides access to the upper floors.



SPECIFICATION

The available suites benefit from the following specification.

Large windows with excellent natural daylight

Refurbished suites

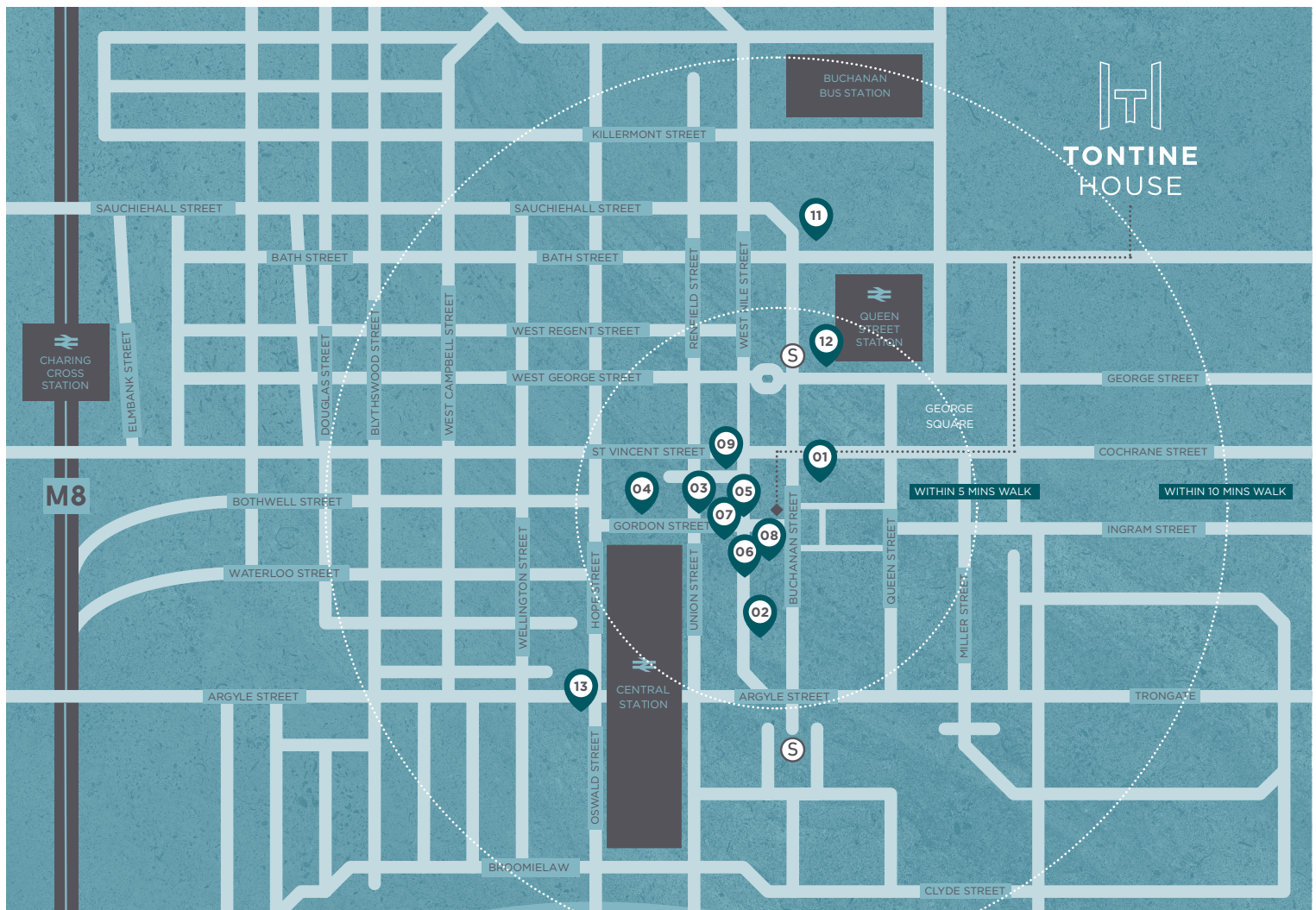
Existing fit out available

Plaster ceilings with suspended LED lighting

Raised access flooring

Private kitchen facilities per suite

Dedicated male & female w/cs



LOCATION

Tontine House is situated at the corner of Gordon Street and Buchanan Street, in the heart of Glasgow's vibrant city centre. Situated only a couple of minutes' walk from both Glasgow Queen Street and Glasgow Central Railway Stations, as well as Buchanan Street Subway, the property is conveniently located to take advantage of Glasgow's well-connected public transport system. The convenient location also provides unrivalled access to Glasgow's prime retail destination on Buchanan Street, offering instant access to a curated mix of retailers, cafes, and popular restaurants.

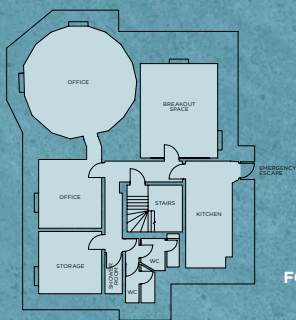
KEY

- 01 The Ivy
- 02 Sugo Pasta
- 03 Pickled Ginger
- 04 Blank Street Coffee
- 05 La Vita Spuntini
- 06 The Willow Tea Rooms
- 07 Cafe Nero
- 08 Barolo Italian Bar & Kitchen
- 09 Gaucho
- 10 Tesco Express
- 11 Sainsburys Local
- 12 Next Bike
- 13 Voi Bike Parking

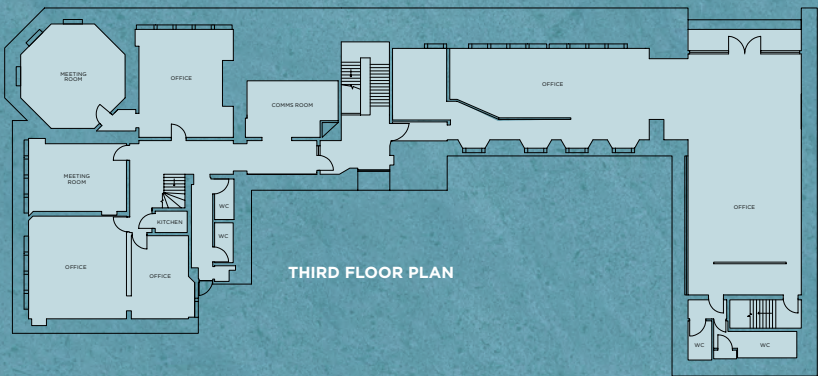


ACCOMMODATION

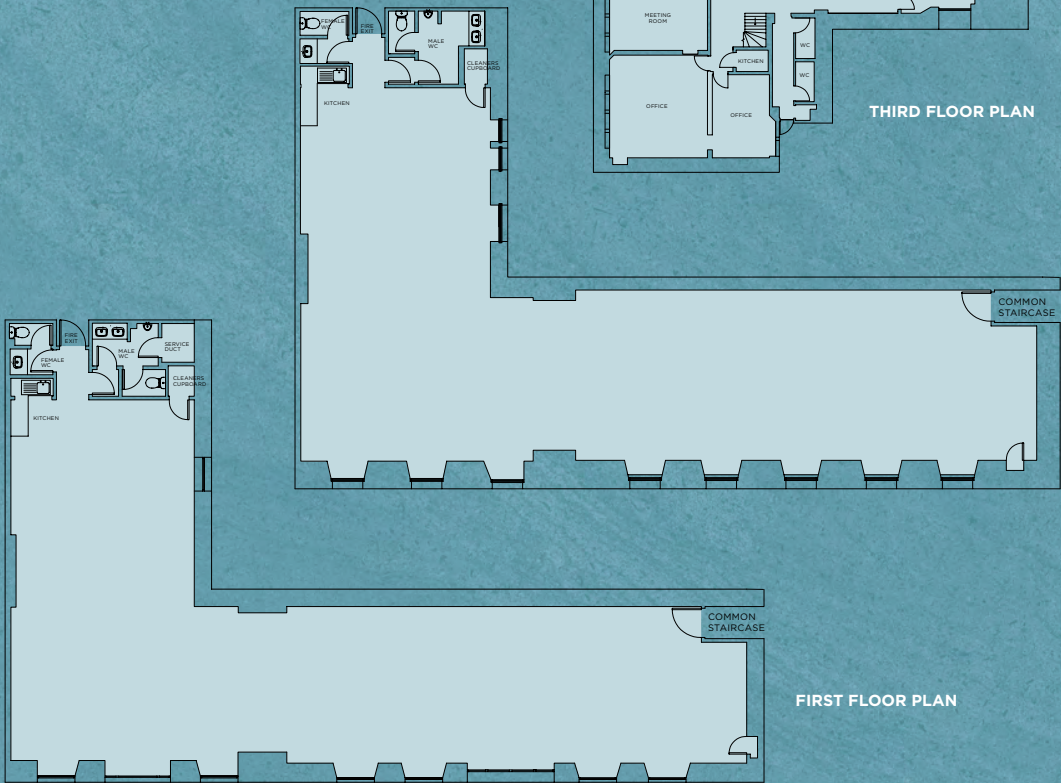
3rd & 4th Floor (east)	3,218 sq. ft.
2nd floor (west)	2,165 sq. ft.
1st floor (west)	2,004 sq. ft.



FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN

FIRST FLOOR PLAN



VAT

All monies under the lease will be VAT chargeable at the applicable rate.

LEGAL COSTS

Each party will bear their own legal costs and the incoming tenant will be responsible for and registration fees and LBTT relating to this transaction.

EPC

A copy of the EPC and Recommendation Report can be provided upon request.

FURTHER INFORMATION

For viewings of further information, please contact;

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