TO LET

Fourth Floor Office Suite

NIA:- 360.09 SQM (3,876 SQFT)

Provided In A Plug And Play Condition

Prime City Centre Office Location

Close Proximity To Excellent Public Transport Links

Flexible Floor Plates Available

Car Parking Spaces Available Subject To Separate Negotiation

Rent: Upon Application

CLICK HERE FOR LOCATION!



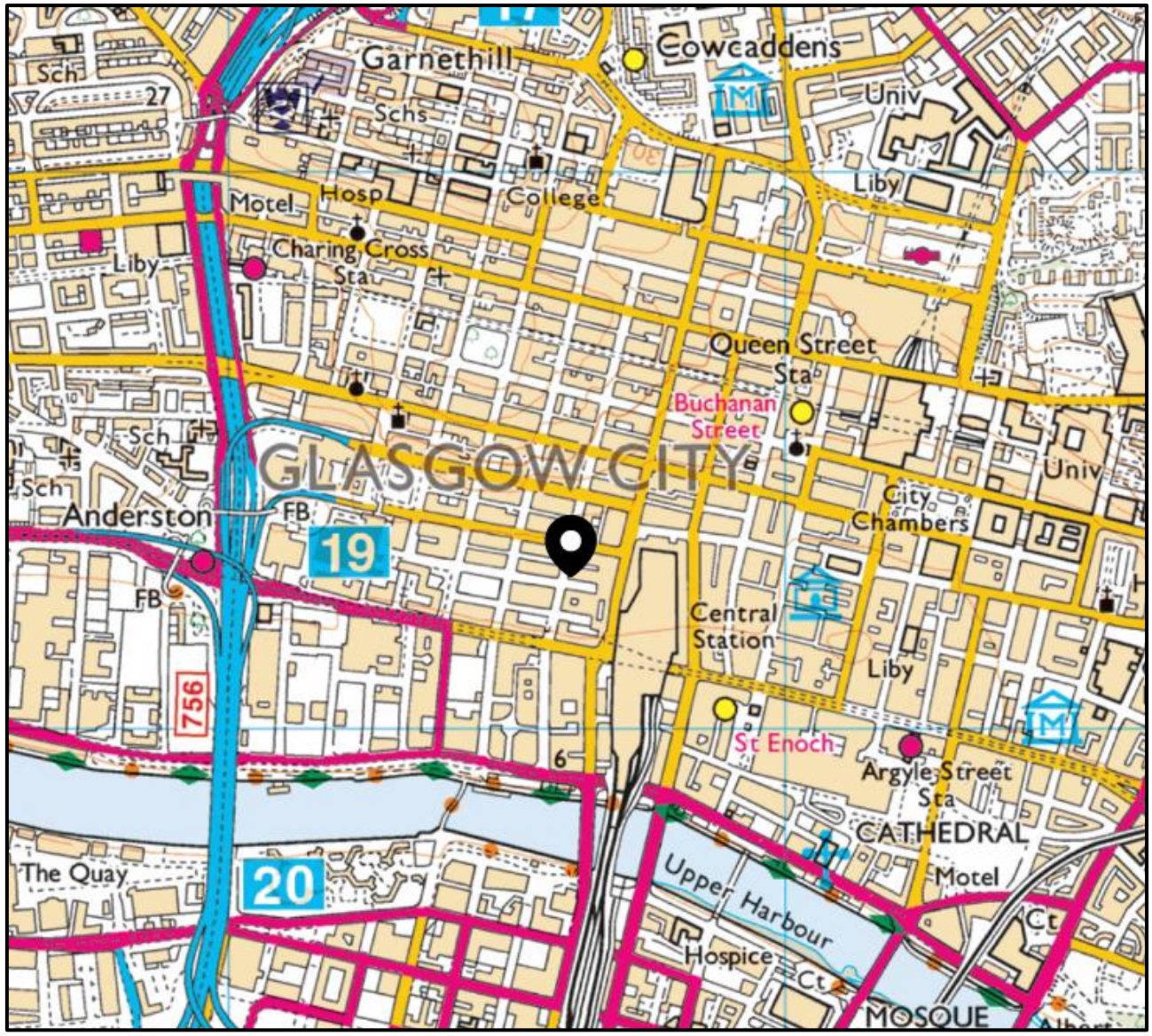
PACIFIC HOUSE, 70 WELLINGTON STREET, GLASGOW, G2 6UA

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SHEPHERD COMMERCIAL

Location



The subjects are located within the heart of Glasgow's International Financial Services District. More specifically, Pacific House occupies a prominent corner location at the junction of Wellington and Cadogan Street.

Occupiers within the immediate surrounding area include a number of major banks including JP Morgan, Clydeside Bank and Morgan Stanley. Pacific House is also home to a number of professional service firms including Levy & McCrae and Ernst & Young.

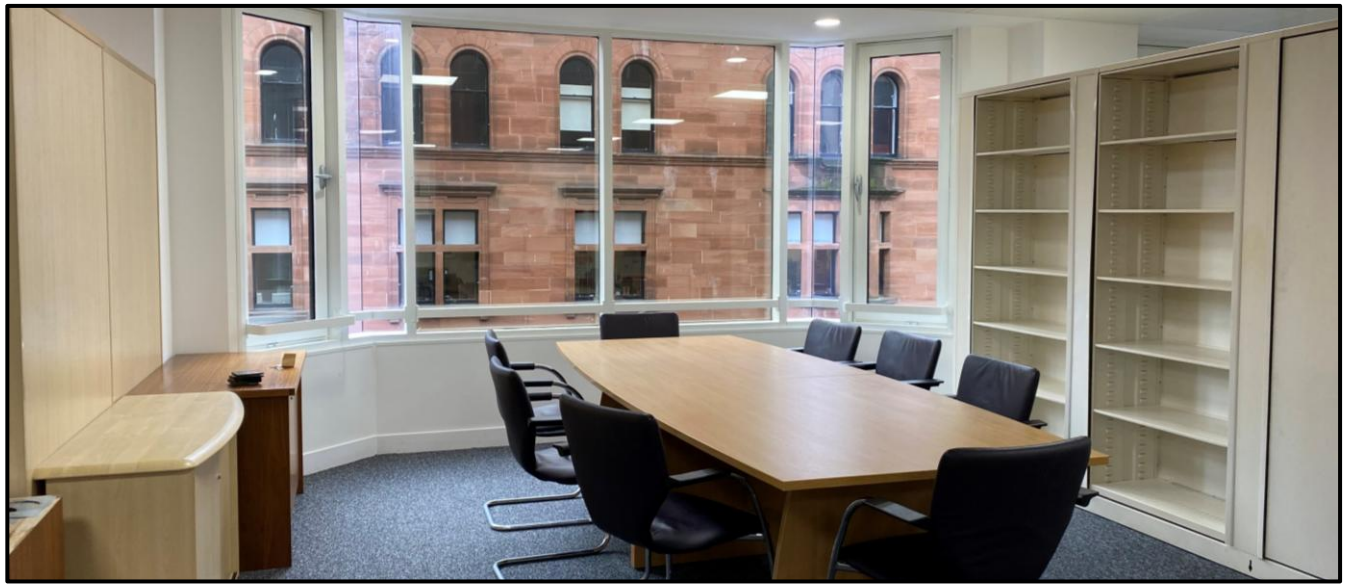
The building is ideally situated for access to and from the M8 motorway and lies within short walking distance of Glasgow Central and Queen Street Railway Station. The subjects are also well placed to benefit from Glasgow's City Centre amenities.

Car parking is available on site by way of separate negotiation, with additional car parking located nearby in Cadogan Square Car Park and Q-Park Waterloo Street.

CLICK HERE FOR LOCATION

Description





The subjects comprise a fourth-floor office suite within a larger 7 storey office block of steel framed construction.

The office accommodation is accessed via a spacious ground floor reception foyer which leads to an internal staircase and passenger lift.

The office suite is currently presented in “Plug & Play” condition with chairs & desks already in place as well as breakout & boardroom spaces installed.

The office space has been finished to a high standard and benefits from the following specifications:

- Raised Access Flooring.
- Flexible Open Plan Floor Plates.
- Male, Female & Accessible W/C Facilities.
- Shower Facility.
- Metal Suspended Ceiling.
- Comfort Cooling.
- Ceramic Tiled Floors And Carpet Floor Coverings.
- EPC Rating: C (Available Upon Request).

ACCOMMODATION

	SQM	SQFT
Fourth Floor	360.09	3,876
TOTAL	**360.09**	**3,876**

The above floor areas have been provided on a Net Internal Floor Area Basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

Internal Imagery









The Detail

RENT

Upon Application

PLANNING

We understand that the property has Planning Consent for it's existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

VAT

Unless stated, all figures quoted are exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to seriously interested parties.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £72,000. The rate poundage for Values over £50,000 for period 2026/27 is 53.5p to the pound.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



Get in Touch

For further information or viewing arrangements please contact the sole agents:

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2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF
t: 0141 331 2807

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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SHEPHERD COMMERCIAL

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **REVISED: APRIL 2026.**