

TO LET

Serviced Office Accommodation

NIA: 13.94 – 27.87 SQM (150 – 300
SQFT)

Modern & Attractive Serviced Office
Suites

Available on Flexible Month to
Month Leases

Excellent On-Site Amenities

Strong Transport Links Situated
Nearby

Car Parking Available To The Rear

Rent Starting From £139 Per Week



[CLICK HERE FOR VIDEO!](#)

On the instructions of:

COVAULT
FLEXIBLE WORKSPACE



54 COOK STREET, GLASGOW, G5 8JQ

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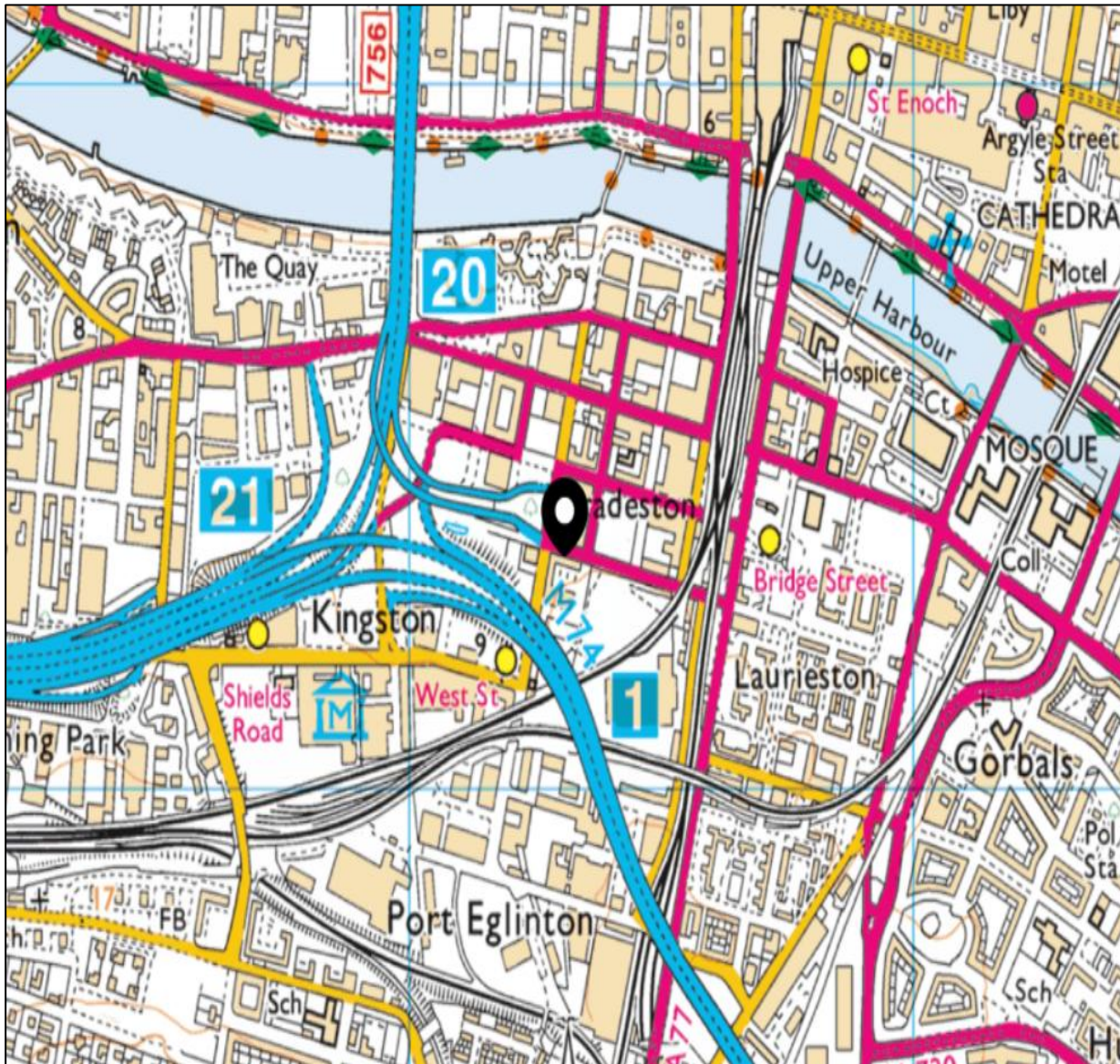
| 0141 331 2807 – 07551 173132
| 0141 331 2807 – 07920 824408

SHEPHERD
COMMERCIAL



Location

54 COOK STREET, GLASGOW, G5 8JQ



The subjects are located within Tradeston which is situated approximately 0.5 miles south of Glasgow City Centre.

Tradeston benefits from strong transport links with the M8 & M74 being located nearby, providing direct access across Greater Glasgow and the central belt. Tradeston is also situated within a 20-minute walk from both Glasgow Central and Glasgow Queen Street. The surrounding area is well-served with multiple bus routes connecting Tradeston with Glasgow City Centre and beyond.

More specifically, the subjects occupy a prominent position on the corner of Cook Street and West Street. The surrounding area consists of a blend of office and industrial occupiers including Barclays who are situated at the newly developed Buchanan Wharf.

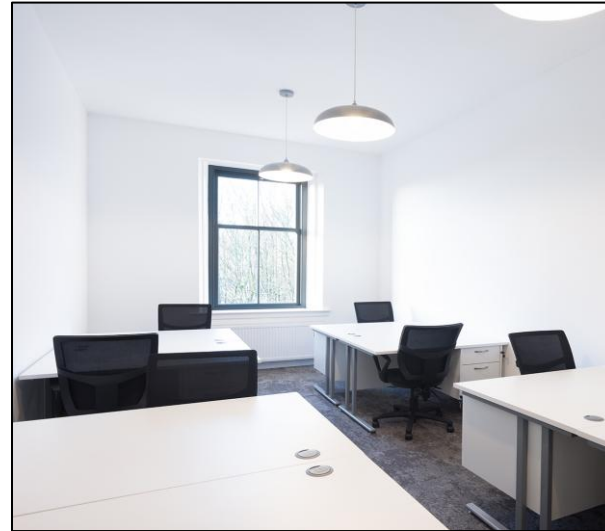


[CLICK HERE FOR LOCATION](#)



Description

54 COOK STREET, GLASGOW, G5 8JQ



The subjects comprise of a three storey, sandstone, building which benefits from direct pedestrian access via Cook Street.

Internally, the subjects consist of multiple cellular office suites, which benefits from a modern finish with carpet floor coverings and a mixture of light fittings incorporated throughout.

A communal reception area can be found upon each floor as well as additional break-out spaces. A modern kitchen space and W/C facilities are also located throughout.

The subjects also benefits from parking provisions which are located to the rear of the premises and are available on a separate discussion.



RENT

Address	Size (sqft)	Rent (PCM)
Suite GR1	503	£796
Suite GR2	1,020	£1,615
Suite GR8	210	£613
Suite GR9	190	£554
Suite GR10	190	£554
Suite 1.1	435	£943
Suite 1.2	390	£845
Suite 1.5	420	£910
Suite 1.6	500	£1,083
Suite 1.7	285	£618
Suite 1.10	280	£607

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

RATEABLE VALUE

All office suites have been assessed for a rateable value in the current Valuation Roll. The rateable value for each office has been incorporated into the quoted rent.

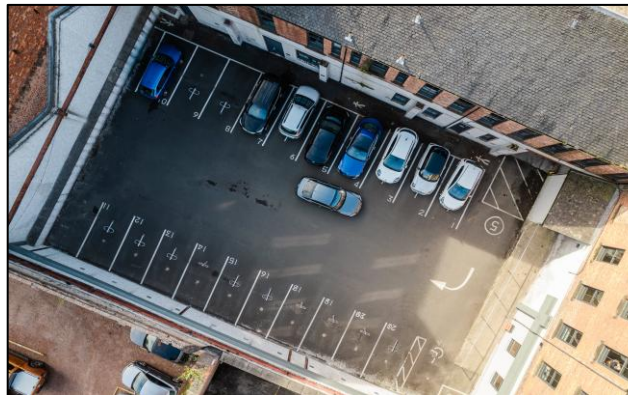
J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (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: September 2025.

LEGAL COSTS

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

PLANNING

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



Get in Touch

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



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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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