

48

ST VINCENT
STREET

PRESTIGE & POSITION

TO LET

4th floor west
8,015 sq ft

WELCOME TO 48 ST VINCENT STREET

Set at the crossroads of business and retail, it offers premium workspace, unbeatable connectivity, and the perfect platform for modern enterprise.



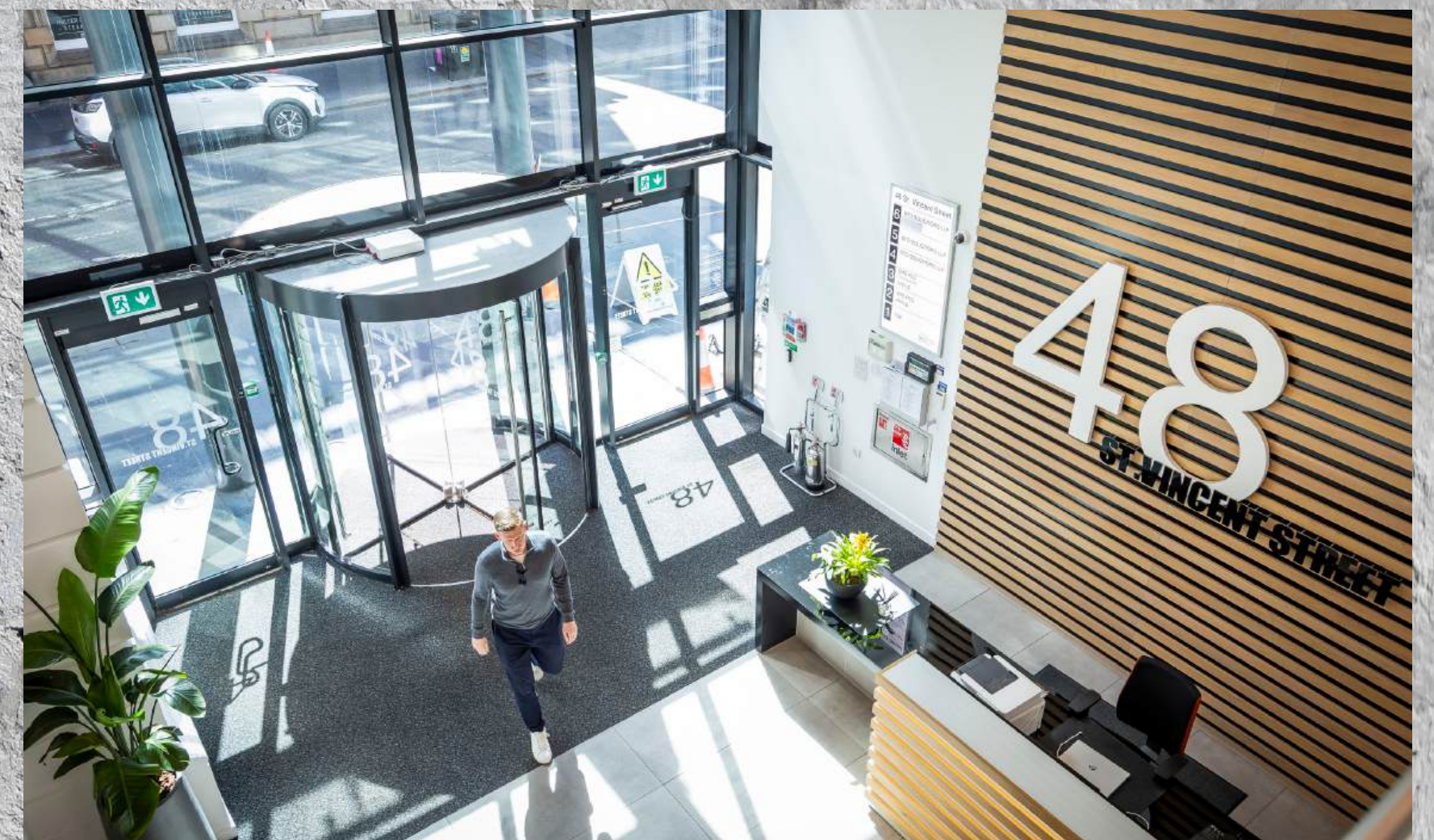
Watch the video



AT THE CORNER OF COMMERCE & CULTURE

48 St Vincent Street occupies a prominent position within Glasgow's Central Business District. This impressive building is located in a prime location on the corner of Buchanan Street and St Vincent Street. Buchanan Street is Glasgow's prime retail pitch and is the second busiest shopping thoroughfare in the UK after London's Oxford Street.

Shopper footfall on Buchanan Street is estimated to exceed 1 million people per week.



IMPRESSIVE TENANT LINE-UP

6TH FLOOR

BTO Solicitors LLP

5TH FLOOR

BTO Solicitors LLP

4TH FLOOR

BTO Solicitors LLP - **EAST**

Available

8,015 sq ft - **WEST**

3RD FLOOR

Apple - **EAST**
SMS Energy - **WEST**

2ND FLOOR

Apple - **EAST**
SMS Energy - **WEST**

1ST FLOOR

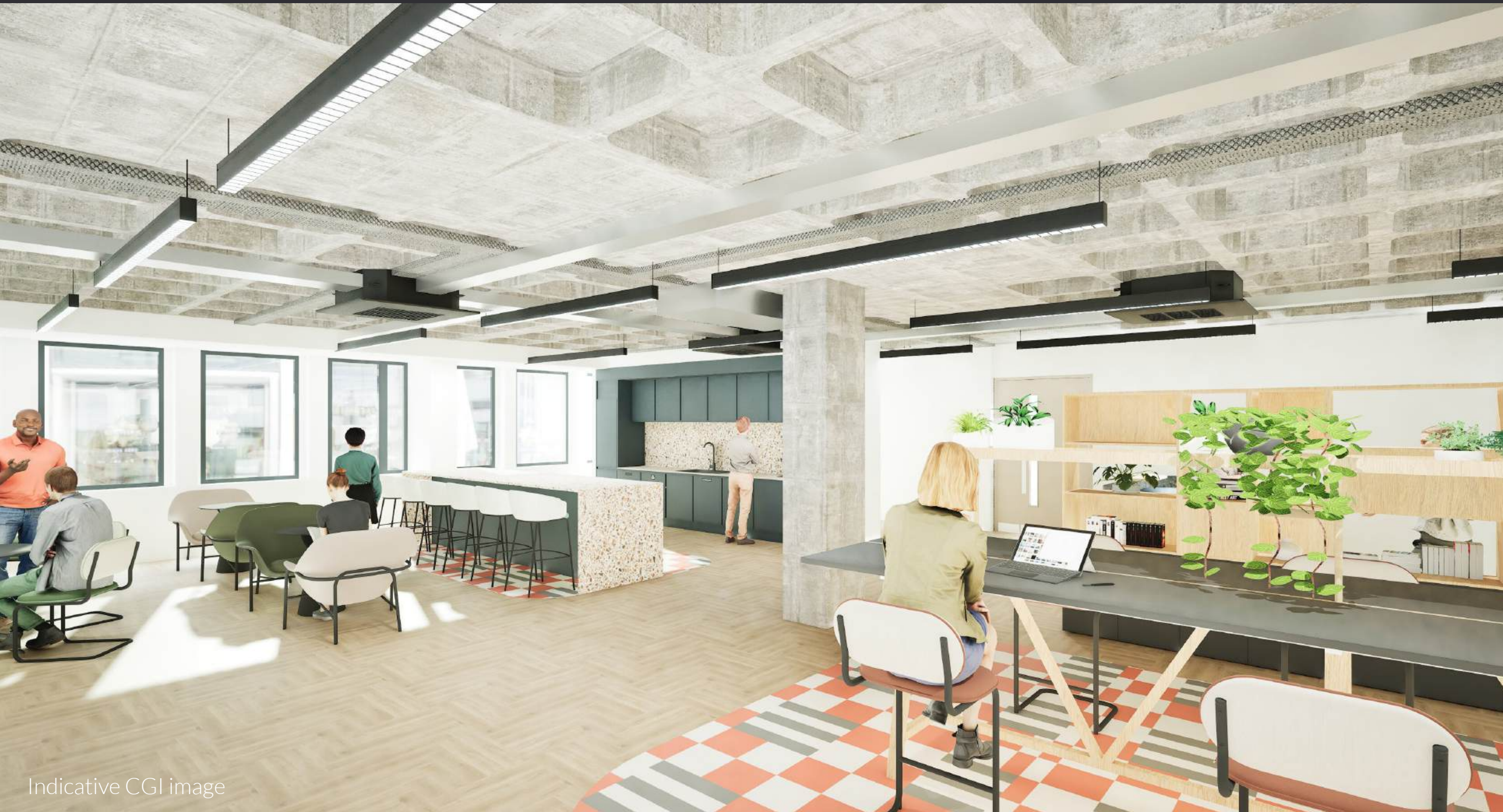
All Bar One
TSB Bank Plc
Skipton Building Society
Apple

GROUND FLOOR

All Bar One
TSB Bank Plc
Skipton Building Society
Apple



ALL·BAR·ONE



Indicative CGI image

SPACE THAT WORKS AS HARD AS YOU DO

Smart layouts. Seamless flow. Tailored for productivity and presence.







Indicative CGI image

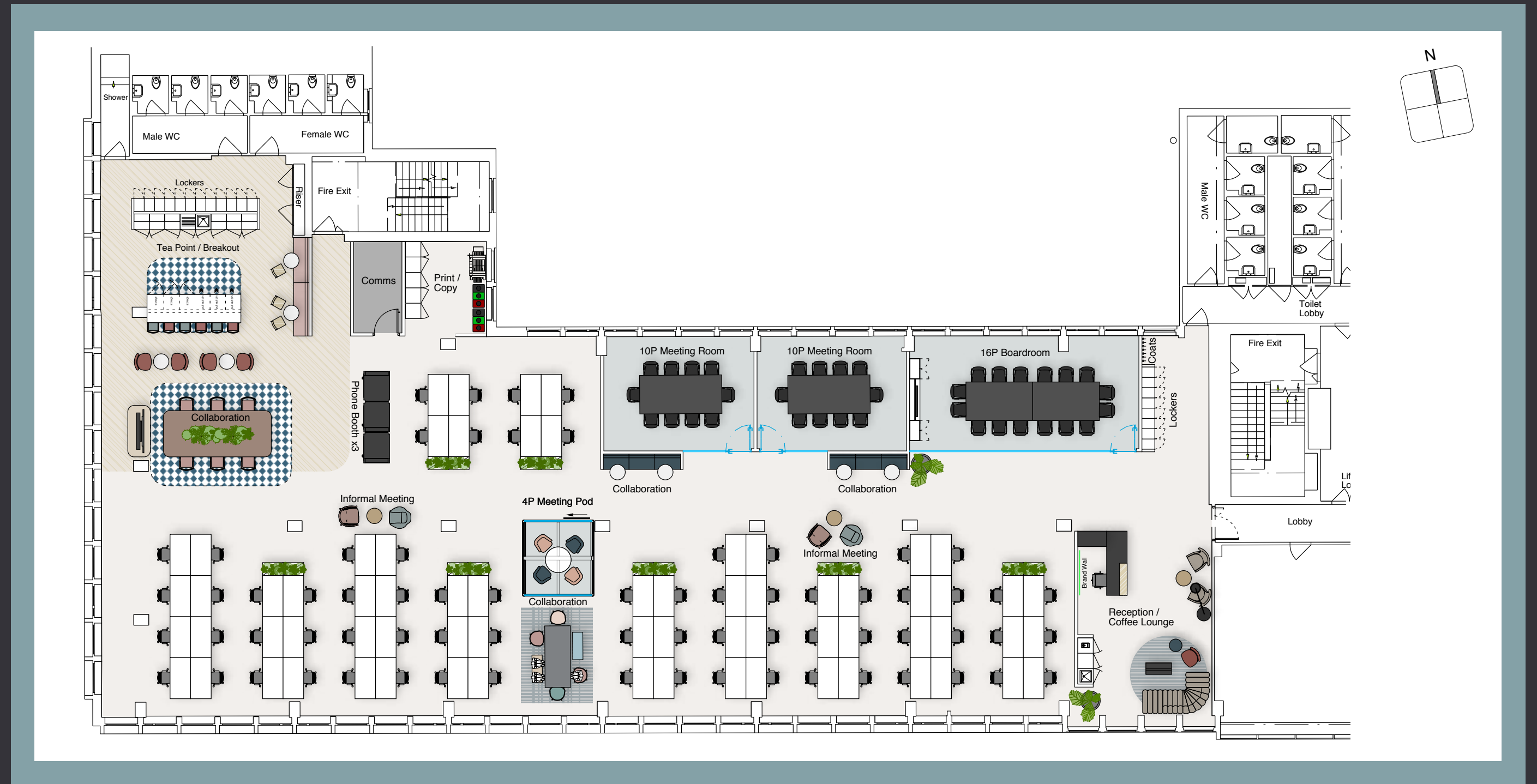


LIGHT FILLED, MODERN SPACE...

SPECIFICATION

Modern businesses demand more than just desks and meeting rooms. Create a workplace design to attract and retain top talent.

- Superb natural daylight throughout the building
- Feature double height entrance
- A fully manned reception lounge
- 24/7 building access
- Bright open plan floor plates with excellent flexibility
- Contemporary finishes including exposed concrete waffle ceiling detail
- 3 passenger lifts
- New Electric heat pump VRF air conditioning system
- New high efficiency LED linear light fittings with presence detection and daylight dimming
- Fully DDA compliant
- Cycling and shower facilities
- Secure car parking available
- EPC B rating



INDICATIVE SPACE PLAN EXAMPLE

STANDARD WORKING

70 x Workstations - 1600 x 800mm
1:10 sqm per person

MEETING ROOMS

1 x 16 Person Boardroom Room
2 x 10 Person Meeting Room
1 x 4 Person Meeting Pod

SUPPORT FACILITIES

1 x Reception / Waiting
4 x Collaboration
2 x Informal Meet Areas
3 x Phone Booths
1 x Tea Point/ Breakout
1 x Comms Room
1 x Print / Copy
1 x Lockers & Coat Storage



48 St. Vincent Street



Bus Station



Subway Station



Train Station



Prime Retail



Shopping Centre



5 minute walk

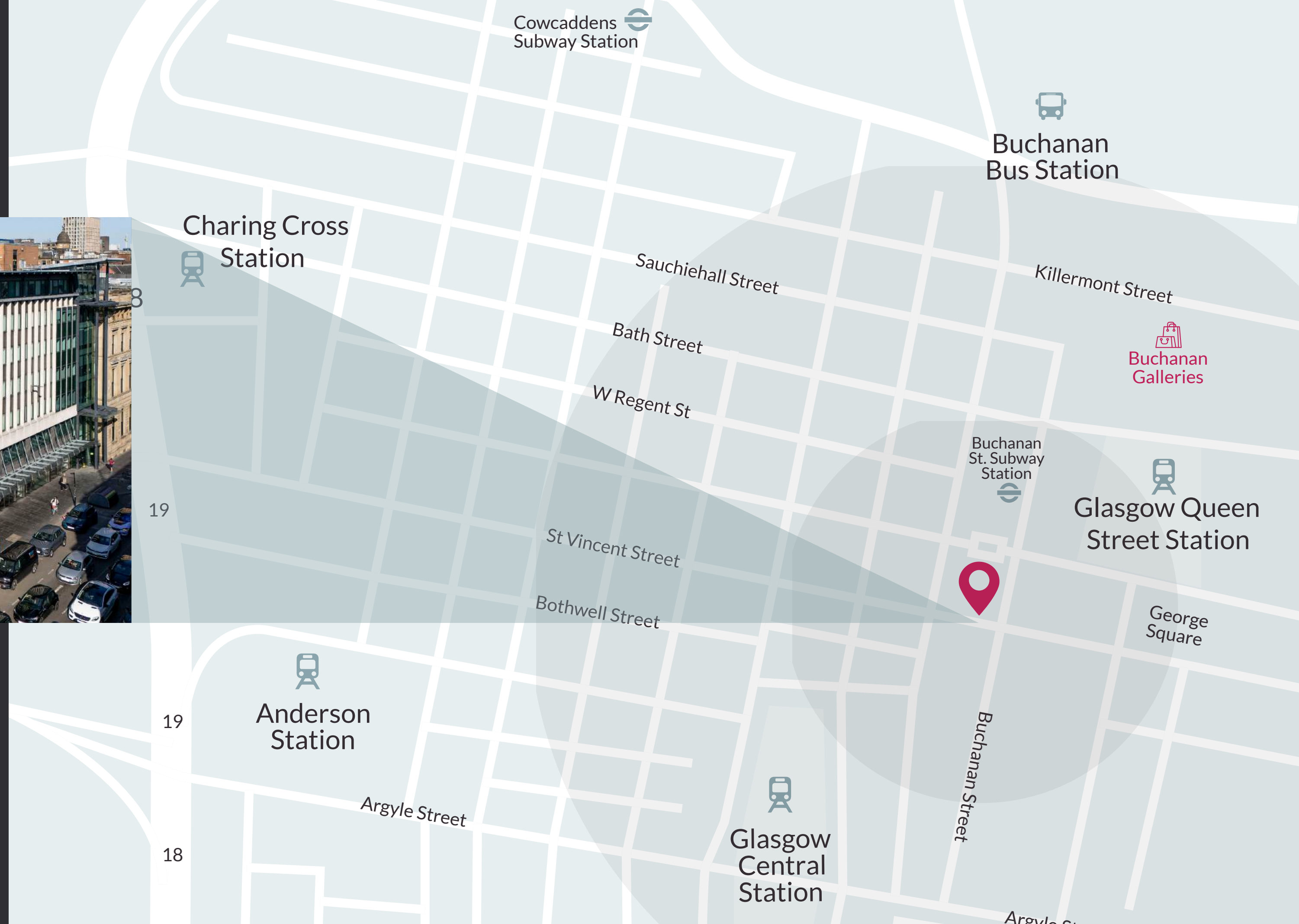
10 minute walk

Retail & Amenities

- Buchanan Street
- Buchanan Galleries
- St. Enoch Centre
- George Square
- Royal Exchange Square
- Princes Square
- The Glasgow Royal Concert Hall
- Apple Store
- The Ivy

Transport Hubs

- Glasgow Central Station
(Main rail link, 3–5 min walk)
- Glasgow Queen Street Station
(Main rail link, 5–7 min walk)
- Buchanan Bus Station
- Buchanan Street Subway Station
- Charing Cross Station
- Cowcaddens Subway Station
- Argyle Street Station
- Anderston Station



48

**ST VINCENT
STREET**

FOR MORE INFORMATION

Contact the joint leasing agents:



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