

# 17

**Renfield  
Street**  
Glasgow

**TO LET**

# Put yourself in the frame

Strategically positioned in the heart of Glasgow City Centre, 17 Renfield Street is ideally placed to take advantage of all the city has to offer.



**Knight  
Frank**



savills

**4,882 sq ft (453 sq m)**



# A framework for business success

This stunning Grade B listed building is a former cinema, and is arranged over eight floors. The property is accessed via a remodeled, contemporary reception.

The available floor (4th) has been refurbished to offer the following specification:

- Open plan floor plate
  - Full raised access floor
  - New suspended ceiling
  - LED lighting
- VRF heating & cooling
  - Dedicated male & female WCs
  - 2 x 13 person passenger lifts
  - Secure basement car parking



## Location

### Centre stage

Strategically positioned in the heart of Glasgow City Centre, 17 Renfield Street is well placed to take advantage of all the city centre amenities, including immediate access to Glasgow Central Railway Station.

Glasgow's city centre offers an enviable collection of bars & restaurants with occupiers at 17 Renfield Street ideally placed to take their pick. Glasgow's Buchanan Street is also just a stone's throw away offering a wide range of high street retailers.

#### Connectivity

- 1

Central Station
- 2

Queen Street Station
- 3

Buchanan Street Subway
- 4

Glasgow Airport Express

#### Restaurants

- 1

Iberica
- 2

Topolabamba
- 3

Chaakoo Bombay Cafe
- 4

Charcoals
- 5

Wagamama
- 6

Nippon Kitchen
- 7

Gin 71
- 8

Miller & Carter
- 9

Gusto
- 10

The Grill on the Corner

#### Hotels

- 1

The Principal Grand Central Hotel
- 2

Park Inn by Radisson
- 3

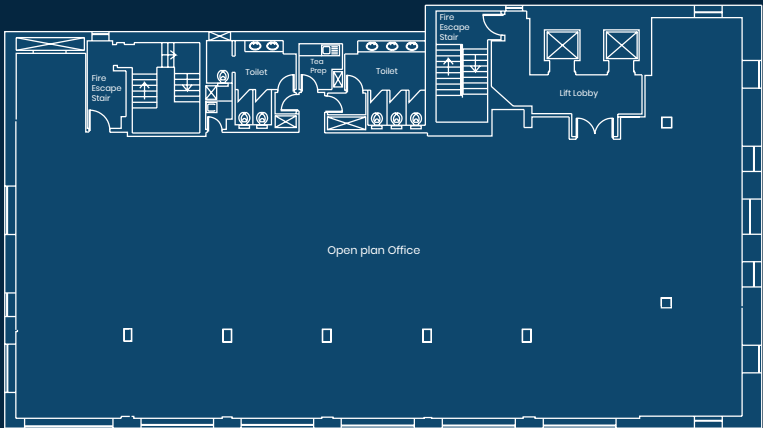
Blythswood Square Hotel
- 4

Motel One

## Floor space

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the net internal area to be as follows:

Floor	SQ FT	SQ M
Fourth floor	4,882	453



Floor plate



Interiors



## Terms

The suite is available on a new FRI lease on terms to be agreed.

## Rateable Value

The incoming tenants will be responsible for the payment of local authority rates in the usual manner. Interested parties should make their own enquiries to Glasgow City Council.

## Energy Performance Certificate

A copy of the Energy Performance Certificate will be available upon completion of the refurbishment.

## Legal Expenses

Each party will be liable for their own legal expenses incurred in the transaction, with the incoming tenant being liable for Land & Buildings Transaction Tax, registration dues and any VAT thereon in relation to the lease.



# Viewing & further information

Strictly by prior arrangement with the joint letting agents.

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