

TO LET

Furnished office space in the heart of
Glasgow's CBD



Suite 1.2, Cadell House, 27-29 Waterloo Street, Glasgow, G2 6BZ

- 780 sq ft (72.46 sq m)
- Prominent, modern corner aspect building, adjacent to Glasgow Central Station
- Fully furnished
- Available on flexible rental terms



0141 221 9191

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25 Bothwell Street, Glasgow, G2 5NL

SUITE 1.2, Cadell House, 27-29 Waterloo Street, Glasgow, G2 6BZ



Location

The building occupies a prominent corner location at the junction of Wellington Street and Waterloo Street in the heart of Glasgow city centre. The immediate surrounding area is home to several large occupiers including SSE, Ashurst, and Scottish Enterprise.

The property has excellent transport links—less than a minute's walk from Glasgow Central railway station, within close walking distance of Glasgow Queen Street railway station, and with direct access to the M8 motorway via Junction 19.

Its central location offers immediate access to a wide range of amenities, including hotels, cafés, restaurants, shops, and bars—all within easy walking distance. The ground floor is home to Sprigg, a popular local salad bar, and The Admiral Bar – 'The Woods' – a well-known Glasgow establishment serving food and drinks.



Description

The subject suite comprises Suite 1.2. on the first floor of Cadell House. The building has an attractive red sandstone façade with curtain wall glazing and granite columns. Entry to the demise is facilitated through a fully DDA compliant secure door entry system from Waterloo Street, leading into an entrance foyer equipped with a 10-person passenger lift.

The suite benefits from the following specification:

- Furnished with desks in-situ
- Suspended ceiling with recessed lighting
- Raised access floors with carpet coverings
- Gas fired central heating
- Ample natural daylight
- Communal kitchen and WC facilities
- Lift access to all floors
- DDA compliant

Accommodation

The suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following net lettable area:-

| Floor | Sq m | Sq ft |
|-----------|------|-------|
| Suite 1.2 | 72 | 780 |

Rateable Value

The Rateable Values for the suites can be found at www.saa.gov.uk using the postcode G2 6BZ.

EPC

A copy of the EPC certificate and recommendation report is available upon request.

Lease Terms

The accommodation is available on a new full repairing and insuring lease with flexible lease terms considered.

Full details of the quoting rental and lease terms are available from the letting agent.

Entry

The accommodation is available for immediate occupation.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices, rents and premiums are quoted exclusive of VAT.

Viewing

Strictly by appointment through the sole letting agents:

Edin Lynch
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