

# 3 Atlantic Quay Glasgow

## TO LET

Grade A Office Accommodation  
6,000 sq ft - 24,790 sq ft  
Stunning Riverfront Location

Where the city meets the water

# 3 Atlantic Quay Glasgow

## Location

3 Atlantic Quay is prominently located within the Broomielaw area of Glasgow city centre in the heart of Glasgow's IFSD district. The Broomielaw has recently undergone extensive public realm works and provides an attractive working environment along the River Clyde. Other occupiers within the immediate surrounds include; MacRoberts LLP, RSA, BDO Stoy Hayward and BT.

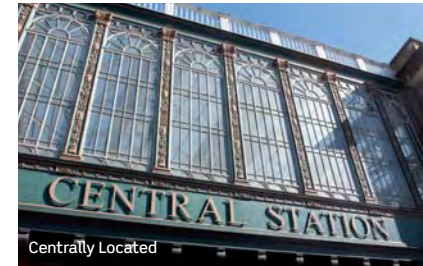
The building is strategically placed to benefit from excellent access to Glasgow's key public transport hubs with Central and Queen Street train stations located only a short walk from the building. A variety of bus routes also operate along Argyle Street and Hope/Renfield Streets. Glasgow's key retail and leisure districts of Buchanan Street and Argyle Street are within close proximity to the building.

## Description

3 Atlantic Quay comprises of a substantial self contained office building, arranged over ground to sixth floors, with secure basement car parking. The building is entered via a DDA compliant double height manned reception, leading to three passenger lifts. The offices provide high quality Grade A specification accommodation benefitting from excellent natural daylight and impressive views over the River Clyde.

The flexible floorplate layout lends itself to an open-plan and/or subdivided configuration.

Quality Grade A specification accommodation benefitting from excellent natural daylight



Impressive views over the River Clyde

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Glasgow

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## Lease Terms

The premises are available for sublease/assignment of our client's current lease expiring 1<sup>st</sup> August 2016.

## Rental

Upon application to the joint letting agents.

## VAT

All prices quoted are exclusive of VAT.

## Viewing and Further Information

Strictly by appointment with the joint Letting Agents.

[www.no3atlanticquay.co.uk](http://www.no3atlanticquay.co.uk)



### Misdescriptions

Jones Lang LaSalle Limited and Lambert Smith Hampton LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) 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, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Jones Lang LaSalle Limited or Lambert Smith Hampton LLP has any authority to make or give representation or warranty whatever in relation to this property. Leisure uses subject to obtaining appropriate consents. **October 2010**

nicoll deans design ltd 01236 822518

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**JONES LANG  
LASALLE**

**0141 248 6040**

## 4TH FLOOR OFFICE

c 6,000 - 12,740 sq ft (557 - 1,184 sq m)  
with car parking



Quality Grade A specification accommodation  
benefiting from excellent natural daylight



### Accommodation

The flexible floorplate layout lends itself to an open-plan and/or subdivided configuration. The suites benefit from a generous floor to ceiling height and excellent natural daylight.

The accommodation is offered in a fully refurbished condition providing the following specification;

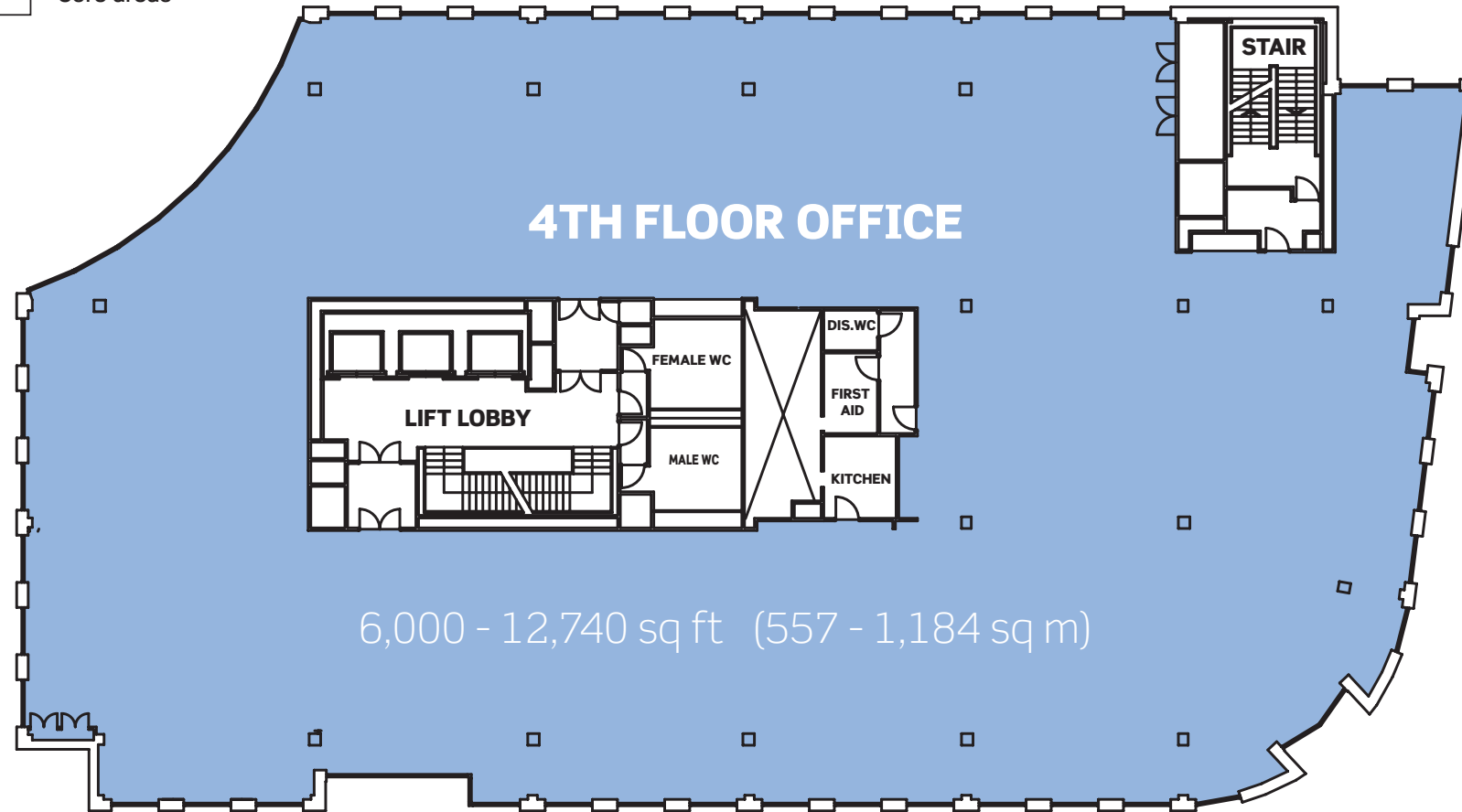
### Specification

- 4 Pipe fan coil air conditioning
- Raised access floor
- Suspended ceiling incorporating LG3 compliant lighting
- Full height glazing (part)
- Passenger lifts
- Secure door entry
- Kitchen/tea prep area
- DDA compliant
- Stunning views over the River Clyde

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- Open Plan office
- Core areas



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## 5TH FLOOR OFFICE

c 6,000 - 12,050 sq ft (557 - 1,119 sq m)  
with car parking



Quality Grade A specification accommodation  
benefiting from excellent natural daylight



### Accommodation

The flexible floorplate layout lends itself to an open-plan and/or subdivided configuration. The suites benefit from a generous floor to ceiling height and excellent natural daylight.

The accommodation is offered in a fully refurbished condition providing the following specification;

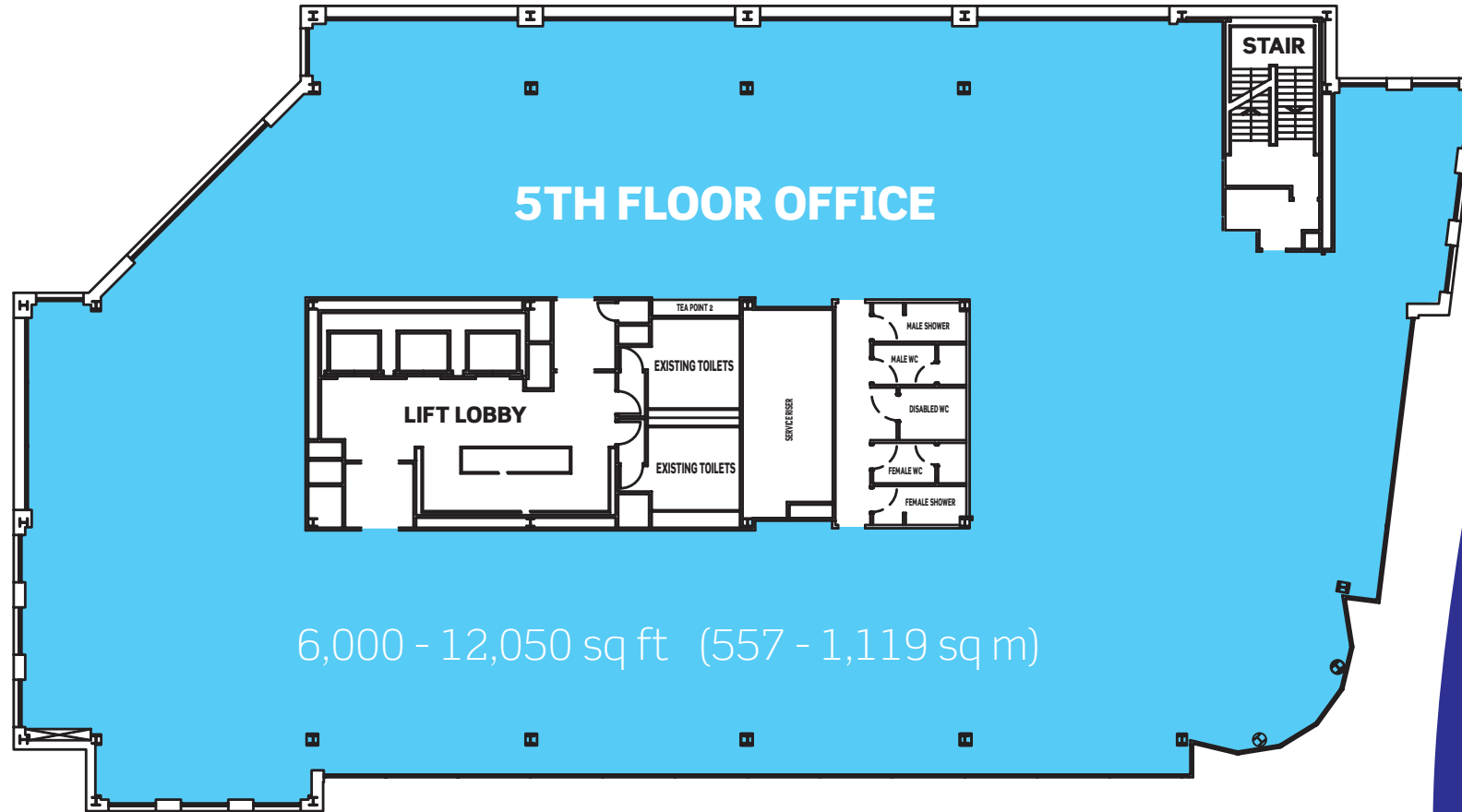
### Specification

- 4 Pipe fan coil air conditioning
- Raised access floor
- Suspended ceiling incorporating LG3 compliant lighting
- Full height glazing
- Shower Facilities
- Passenger lifts
- Secure door entry
- Kitchen/tea prep area
- DDA compliant
- Stunning views over the River Clyde

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