



225
BATH
STREET

OFFICES
TO LET



G2 4GZ



225 BATH STREET



TO LET
6,224 sq ft - 36,260 sq ft



225 Bath Street provides up to 36,260 sq ft of redefined,
high quality office space in the centre of Glasgow.



RAISE YOUR PROFILE

Situated on the south side of Bath Street, a main arterial route accessing the west of the city, this landmark building has recently undergone a comprehensive refurbishment and now offers suites from 6,224 sq ft to 36,260 sq ft.

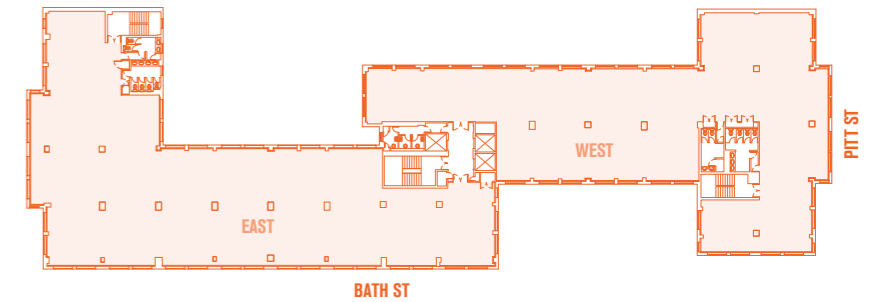
The building is entered via a stylish, double height commissioner manned reception where 3 lifts offer fast and easy access to the upper floors.

A CONTEMPORARY APPROACH TO THE WORKPLACE

The light flooded floor plates offer highly adaptable, calm and comfortable space that can be tailored to suit your business needs.



TYPICAL FLOOR PLAN



SCHEDULE OF ACCOMMODATION

FLOOR	SQ FT	SQ M
Fifth Floor East	7,661	712
Third Floor East	7,705	716
Third Floor West	6,755	628
Second Floor East	7,915	735
Second Floor West	6,224	578
TOTAL	36,260	3,369

The accommodation benefits from the following specification:

- Large floor plates
- Metal tiled suspended ceiling
- VRV comfort cooling system
- Recessed LED modern lighting
- Raised access floor
- 3 x lifts
- Male, female and disabled toilets
- 13 secure car parking spaces
- Modern double height commissioner manned reception
- CCTV security
- Disabled person access
- The property has an Energy Performance Rating of 'E'
- 88 dedicated cycle racks
- 6 showers and changing facilities
- Lockers
- 13 car parking spaces

CONQUER THE COMMUTE

225 Bath Street is surrounded by an excellent choice of transport links. Multiple bus services run immediately adjacent along Bath Street and Sauchiehall Street and nearby Charing Cross Rail Station offers regular services to Glasgow Queen Street and Edinburgh. Anderston, Queen Street and Glasgow Central train stations are all within walking distance and St George's Cross subway station is only 6 minutes' walk away. Commuting by car is particularly easy with Junctions 18 and 19 of the M8 motorway within 2 minutes' drive time and Glasgow International Airport only 15 minutes' away.

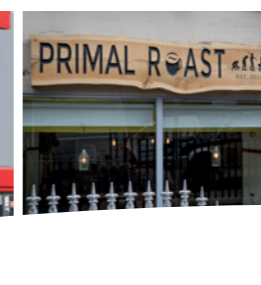


ABUNDANT AMENITIES

Step out the door at 225 Bath Street and within a few minutes' walk is an outstanding array of amenities. The area is home to cluster of bars, restaurants, coffee shops and sandwich bars and for convenience shopping Sauchiehall Street offers Tesco Express and Sainsbury's. Adelades Children's Nursery and Pure Gym lie opposite 225 Bath Street, the Kings Theatre just down Bath Street and the Mitchell Library is only minutes' walk away.

Hotel provision is excellent with the Hilton, Dakota, Premier Inn, Ibis, Novotel, Malmaison and Blythswood Hotel and Spa all close by.

While 225 Bath Street benefits from its own private car parking the 433 space multi storey Charing Cross Car Park is located close by on Elmbank Street.





225 BATH STREET

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