



**ONE  
WATERLOO  
STREET**

**TO LET**

**OUTSTANDING  
OFFICE SPACE IN THE  
HEART OF GLASGOW**

**1ST FLOOR  
7,276 SQ FT**

## LOCATION

One Waterloo Street provides an enviable position in the heart of the core city centre, directly opposite Central Train Station.



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STREET

## SPECIFICATION

- Impressive entrance
- Commissionaire manned reception
- Floor to ceiling glazing
- Open plan floor plate
- BMS system
- VRF air conditioning
- Raised access floors
- Metal suspended ceiling tiles with recessed lights
- Two passenger lifts
- Male and female toilets on each floor
- Basement showers
- Basement cycle racks
- Dedicated basement car parking
- EPC rating: C



## ACCOMMODATION

A spacious entrance foyer accesses two high speed passenger lifts which lead to all levels. The fully air conditioned floor plates have been carefully designed to ensure occupiers benefit from a highly efficient and flexible workspace.



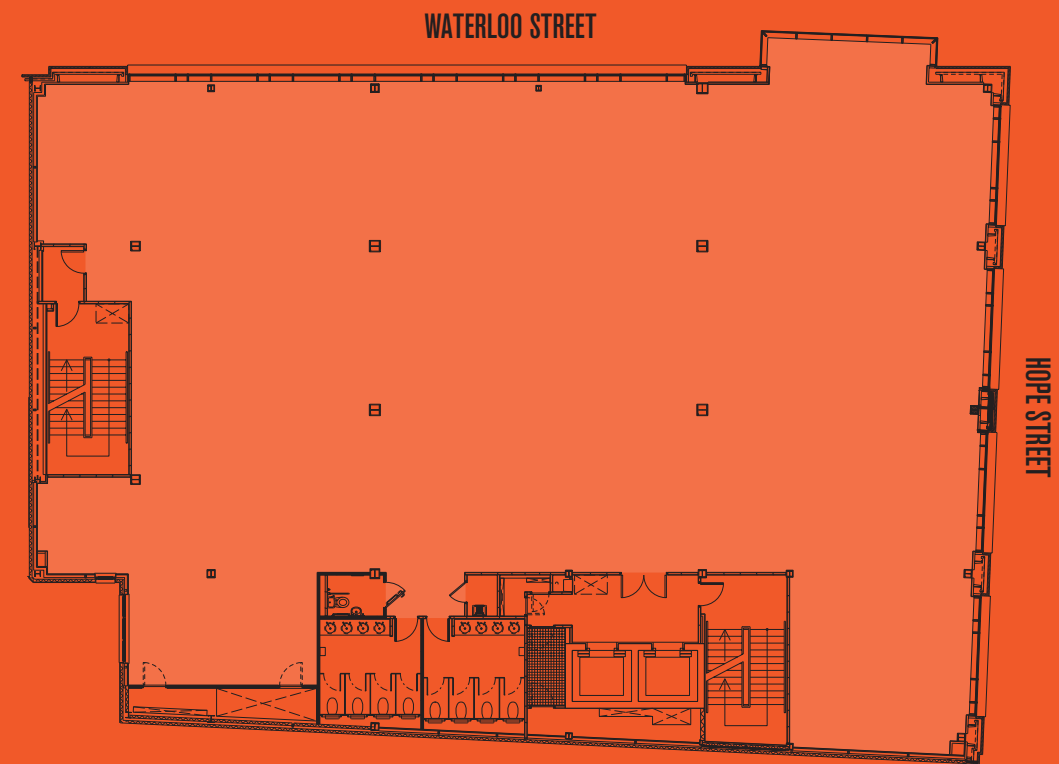
## AMENITIES

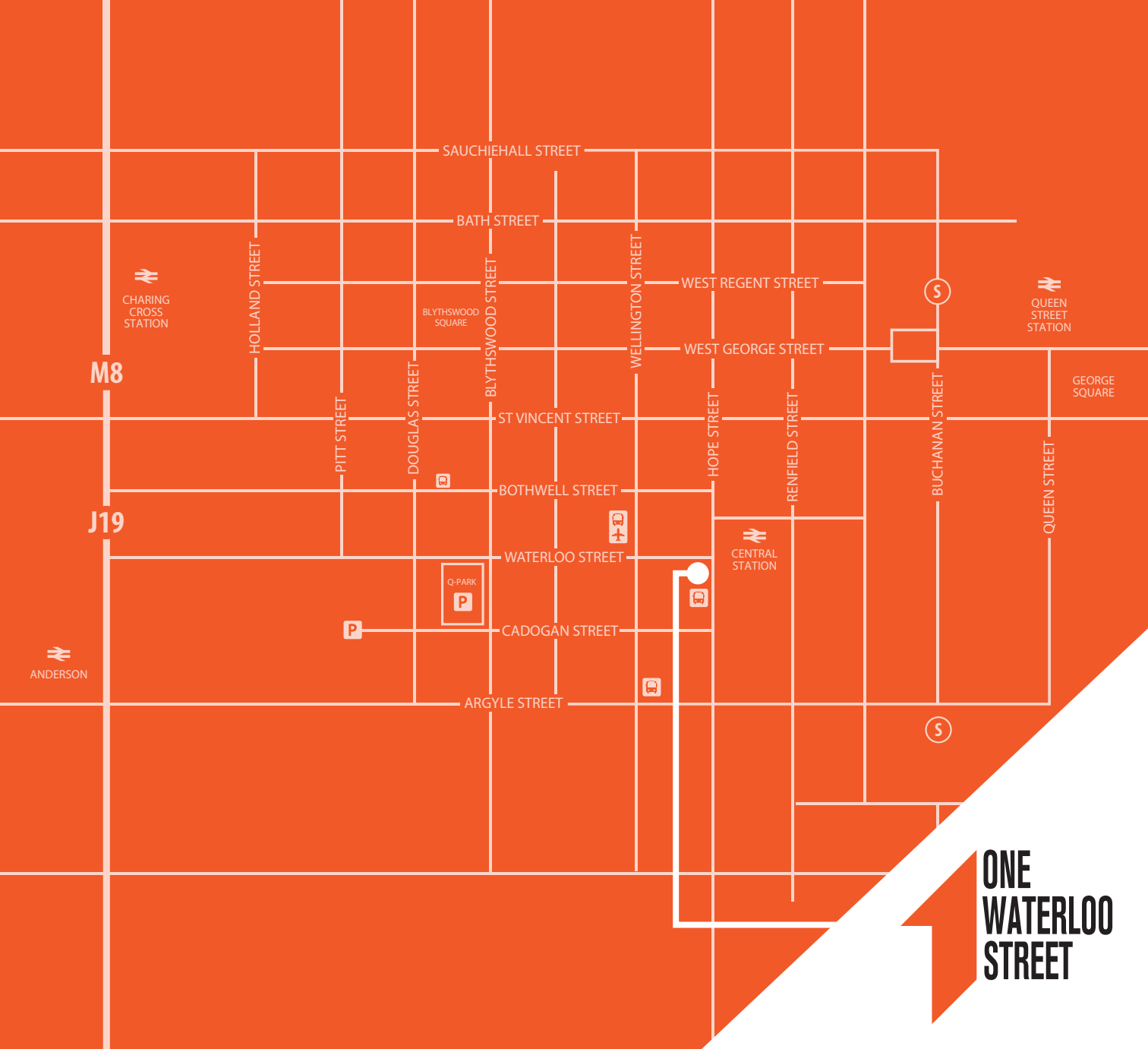
The positioning of One Waterloo Street provides ample public transport services and a wide array of amenities within close proximity.

## FIRST FLOOR

7,276 sq ft

In addition to the first floor accommodation, One Waterloo Street has 4,033 sq ft of space available at ground floor level and potential additional accommodation.





# ONE WATERLOO STREET

## CONTACT

For further information, please contact the letting agent:

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