



EUROPA

450 ARGYLE STREET G2 8LH

**41,000 sq ft of
Outstanding Fitted Out Space**

EUROPA

- Highly central, 3 storey self contained office building
- Self Contained Building of 41,000 sq ft, Suites from 5,000 sq ft
- Extensive secure on site car park



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Location

Europa is located in Glasgow's International Financial Services District (IFSD), home to an array of established and fast growing FTSE 500, financial and professional organisations. The local area is well served with restaurants, bars, coffee shops and convenience stores with all of the amenities provided by the city centre in close proximity.

Connectivity is excellent with buses on the doorstep, Anderston and Central Station and St Enoch subway station within minute's walk and M8 Junction 19 and the Clyde-side Expressway within minutes' drive time.



● Neighbouring Occupiers

- 01 AXA
- 02 Teleperformance
- 03 Morgan Stanley
- 04 Chubb
- 05 AJ Gallagher
- 06 MOD
- 07 HMRC
- 08 Scottish Government
- 09 BT

○ Local Amenities

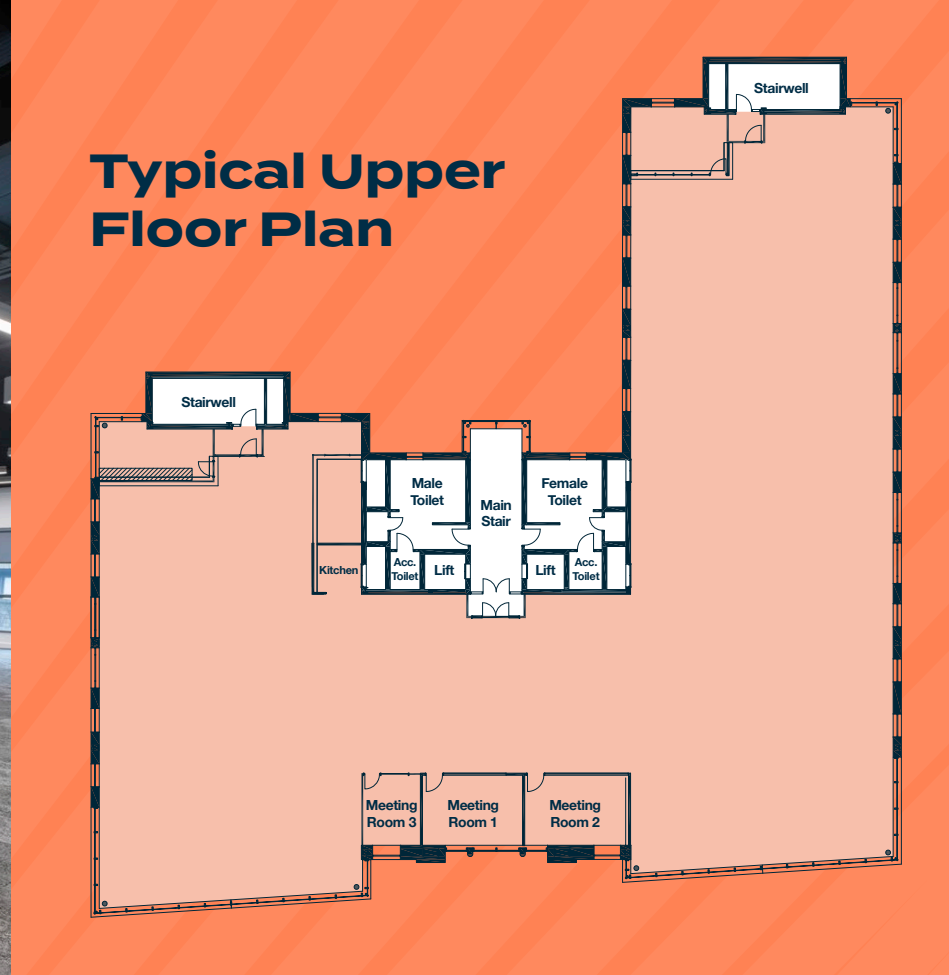
- 01 Tesco Express
- 02 Tinderbox
- 03 Co-op
- 04 Caffè Nero
- 05 The Gym
- 06 Starbucks
- 07 Philipotts
- 08 Piece
- 09 The Dukes Umbrella

○ Hotels

- 01 Glasgow Marriott
- 02 ibis Styles
- 03 Raddison Blu
- 04 Motel One
- 05 Hilton
- 06 Yotel
- 07 Best Western
- 08 Hotel Indigo

◆ Car Parking

- 01 Q Park
- 02 Cadogan Square



Specification

- Exposed ceiling with suspended LED lighting - ground and second floor
- Suspended ceiling with recessed LED lighting - first floor
- Electric VRF air conditioning
- Raised access flooring
- Kitchens on each level
- High quality existing fit out
- Fully Cat 6 wired for IT
- Male, female and accessible toilets per each level
- Showers and cycle facilities
- Large reception with security barrier gate system

Accommodation

Floor	Sq Ft
Second	13,794
First	13,707
Ground (East)	7,656
Ground (West)	5,073
Ground (Reception)	642
Total	40,872

27 car parking spaces available



Sustainability

The building is gas free with electricity supplied from 100% renewable sources.

Where appropriate, the landlord has retained high quality partitioning and existing high specification IT cabling throughout.

The building EPC is A.

Lease Term

The accommodation is available to lease on new full repairing and insuring terms, for a period to be agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction, with the incoming tenant being responsible for LBTT, registration dues and VAT incurred thereon.



Further Information & Viewing

For further information please contact the sole letting agents:

MC²

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