

# MC<sup>2</sup>

## 120 West Regent Street

Glasgow  
G2 2QD



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Newley refurbished and fitted office spaces available for rent in the heart of Glasgow city centre.

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Type	To Let
Size	2,605 sq ft
Rent	£19.50 per sq ft
Fitout	Fitted

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# Description

A landmark corner positioned building, 120 West Regent Street provides elegant modern office accommodation in a superb business location. The entire property has undergone a comprehensive refurbishment. Stunning new entrance and common areas have been created, leading to attractive open plan floors with a very high specification. The bright modern office accommodation has excellent natural light on three sides from large windows.

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# Specification

- Pavement level disabled access
- EPC 'B' rating
- 1x passenger lift
- Comfort cooling
- LPHW heating
- Metal tiled, suspended ceiling
- LED lighting
- Full raised access flooring
- 1GB leased line internet connectivity
- Toilets on all floors
- Secure cycle racks
- 5 car parking spaces (1:2,424 sq ft)



Indicative Finishes

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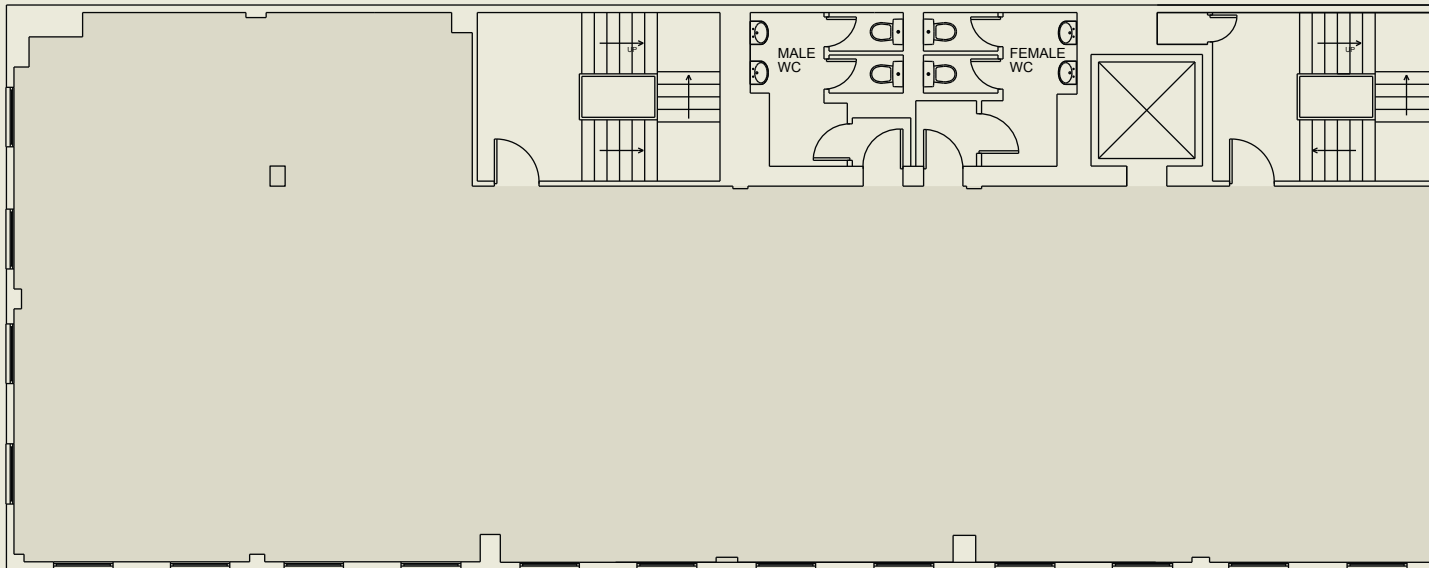
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# Accommodation

Floor	Suite	Size	Status
5th	1	1,313 sq ft	Let
5th	2	2,598 sq ft	Let
4th	-	2,605 sq ft	Available
3rd	-	2,598 sq ft	Let
2nd	-	2,608 sq ft	Let
1st	-	1,720 sq ft	Let

# Floor Plan

Typical floor plan - 4th Floor



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# Location

120 West Regent Street enjoys a fantastic location in the heart of Glasgow's traditional core office district. An established office location, it is ideal for visitor and staff access by car or public transport with Q-Park (public car park) virtually adjacent.

The location provides a vibrant and wide ranging mix of coffee shops, restaurants and all types of retail within minutes walk.



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