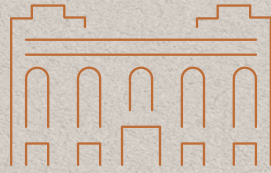


S A V O Y

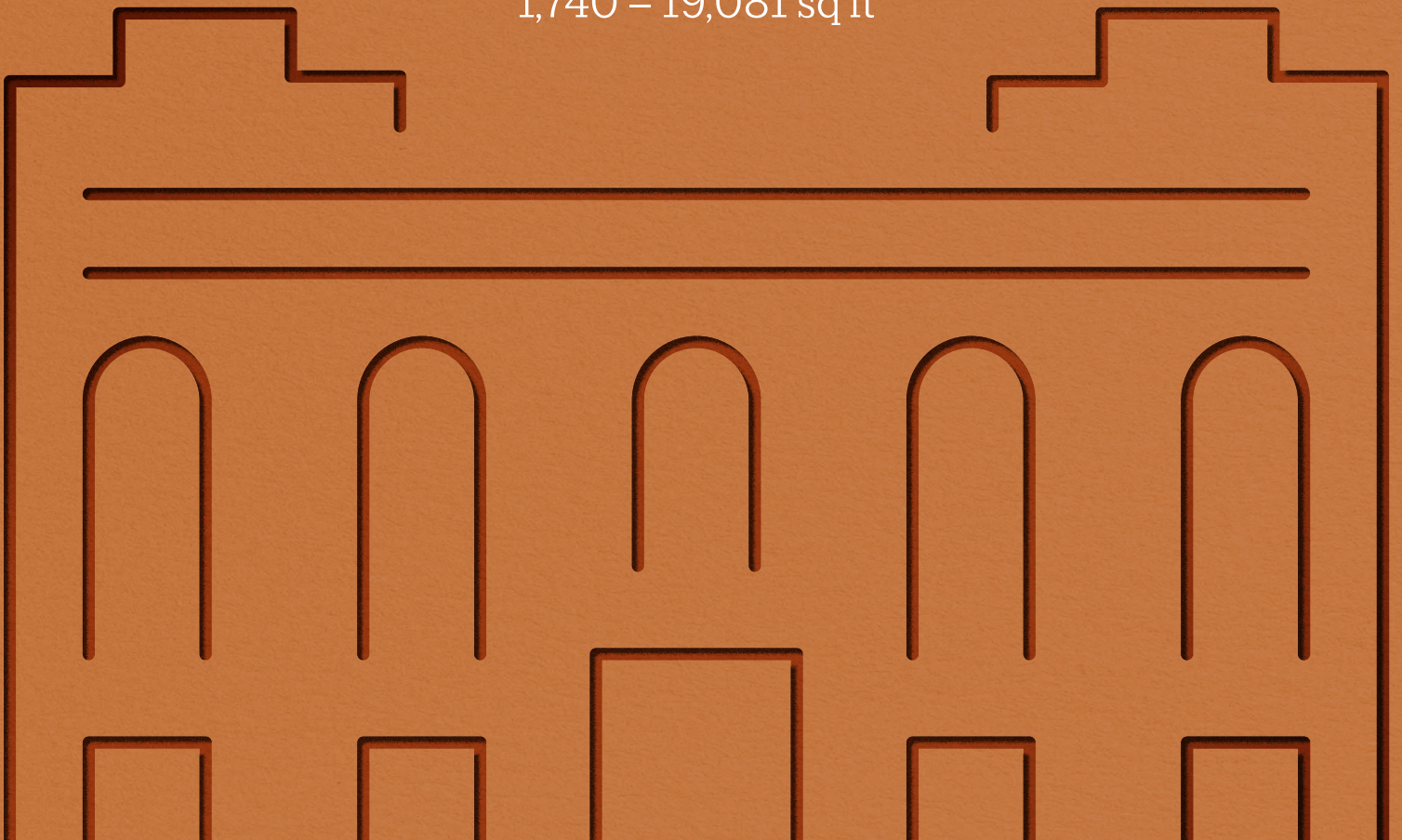


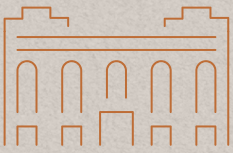
H O U S E

140 SAUCHIEHALL STREET, GLASGOW G2 3DH

# CONTEMPORARY WORKSPACE IN THE HEART OF THE CITY CENTRE

Newly refurbished office  
accommodation from  
1,740 – 19,081 sq ft

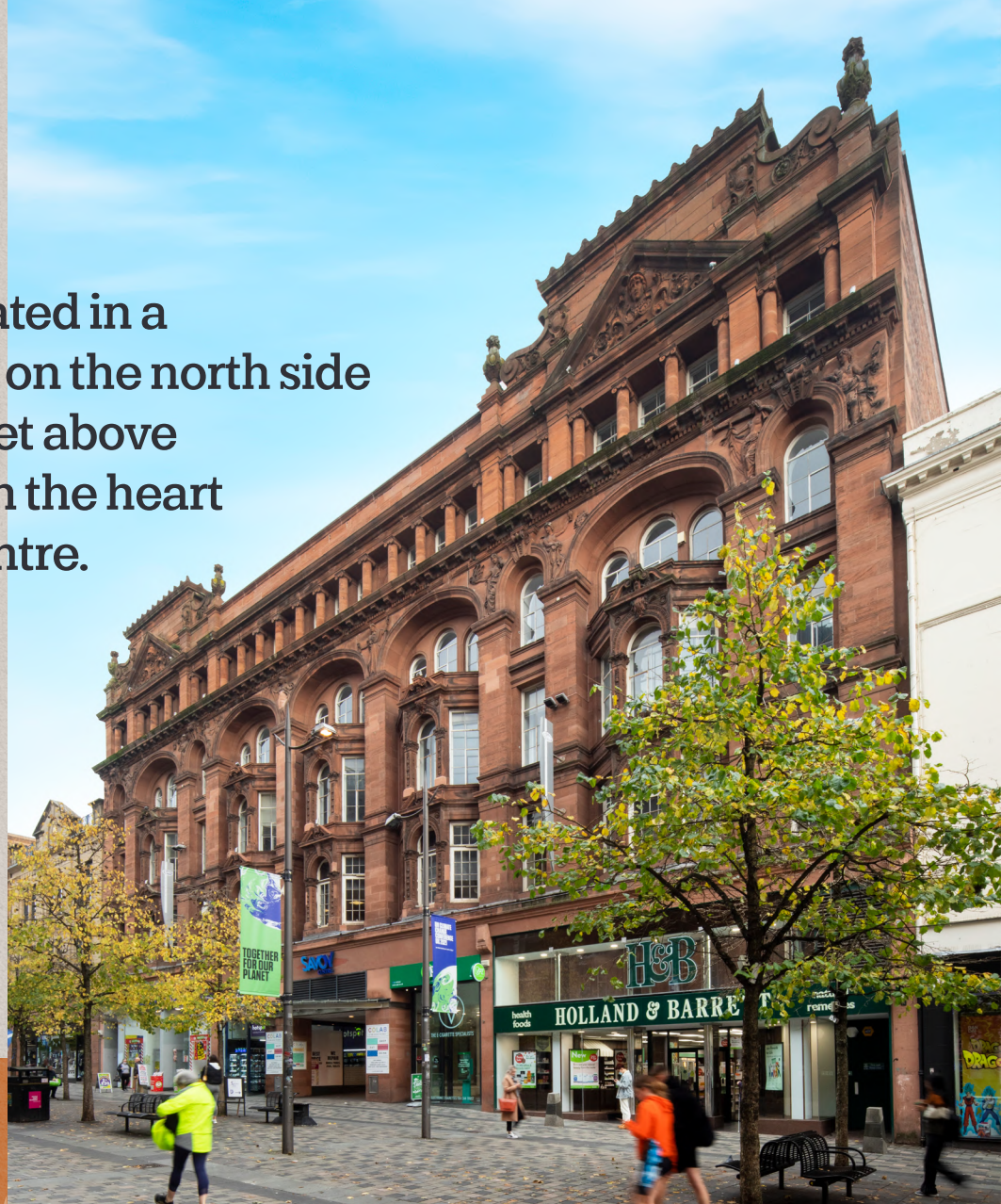




# Savoy House is located in a prominent position on the north side of Sauchiehall Street above the Savoy Centre, in the heart of Glasgow City Centre.

Sauchiehall Street is easily accessible being within a short walking distance of both Glasgow Central and Queen Street railway stations, with numerous bus and subway links located nearby.

Sauchiehall Street is one of Glasgow's main thoroughfares with a number of shops, restaurants and leisure amenities within the immediate vicinity.



## SAVOY HOUSE



### Amenities:

- |                         |                  |
|-------------------------|------------------|
| 01 Holland & Barrett    | 10 TK Maxx       |
| 02 Cineworld            | 11 Costa Coffee  |
| 03 The Dr. Marten Store | 12 Tesco Express |
| 04 JD Sports            | 13 Caffè Nero    |
| 05 Mountain Warehouse   | 14 Route One     |
| 06 Waterstones          | 15 Smashburger   |
| 07 Flying Tiger         | 16 WH Smith      |
| 08 Marks & Spencer      | 17 PureGym       |
| 09 Boots                | 18 Greggs        |

### Hotels:

- 01 DoubleTree by Hilton
- 02 citizenM
- 03 Maldron
- 04 Premier Inn
- 05 Dakota Glasgow

- Nearest Car Park**  
Q-Park (diagonally opposite)
- Nearest Bus Stop**  
Renfrew Street
- nextbike Station**  
132 Bath Street

### Walking Times:

- |                             |                   |
|-----------------------------|-------------------|
| Queen Street Station        | <b>07 minutes</b> |
| Glasgow Central Station     | <b>06 minutes</b> |
| Buchanan Street Subway      | <b>06 minutes</b> |
| Buchanan Street Bus Station | <b>05 minutes</b> |



# AVAILABILITY

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provide the following net internal floor areas:

Floor	sq ft	sq m
4th Floor East Suite	2,191	203.57
4th Floor West Suite	2,396	222.58
4th Floor Centre Suite	1,740	161.62
3rd Floor East Suite	2,209	205.25
3rd Floor West Suite	2,388	221.84
3rd Floor Centre Suite	1,751	162.69
2nd Floor	6,406	595.12
<b>Total</b>	<b>19,081</b>	<b>1,772.67</b>

## FLOOR PLAN:



SAUCHIEHALL STREET



## SPECIFICATION

- Newly refurbished suites
- Open plan layout
- Suspended ceilings with new recessed LED lighting
- Gas central heating system
- Male, female and accessible toilet facilities
- Communal kitchen/tea prep facilities on each floor
- 1 x 10 person passenger lift to all floors
- Equality Act compliant
- On site security team
- Secure CCTV entry system
- 24-hour access
- Shower and changing facilities
- Car parking available



## TERMS

A new FRI lease is available on terms to be agreed.

## EPC

To be confirmed.



## FURTHER INFORMATION & VIEWING



For further information please contact the joint letting agents:

### CBRE

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