

TO LET - OFFICE

1ST FLOOR, SUITE 2, GRANITE HOUSE

31-33 Stockwell Street, Glasgow, G1 4RZ



Key Highlights

- 1,382 sq ft
- Dedicated tea prep / kitchen and break out area
- Includes current furniture
- Generous boardroom and 2 additional meeting rooms
- Dedicated WCs

SAVILLS Glasgow
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savills.co.uk



Description

The suite comprises part of the wider office development of Granite House. The building recently underwent a refurbishment to upgrade the entrance foyer and reception area which now provides communal space for meetings, calls and break out space and is available to all tenants. Occupiers also have use of a cafe area on the ground floor with access to free high speed WiFi. The reception has a commissionaire and there is 24 hour security within the building.

The First Floor accommodation provides a generous boardroom, 2 additional meetings rooms and open plan working space as well as dedicated kitchen and WCs.

Location

Granite House is located in the heart of Glasgow City Centre adjacent to the popular Merchant City, offering a wealth of quality restaurants, bars and shopping amenities.

The building is on the east side of Stockwell Street, opposite the junction with Argyle Street. Queen Street, Glasgow Central and Argyle Street train stations are all within easy walking distance. There are also numerous bus links. Motorway connectivity is easily accessed from the premises onto the M8, M80, M74 and M77 motorways.

Accommodation

The accommodation comprises the following areas:

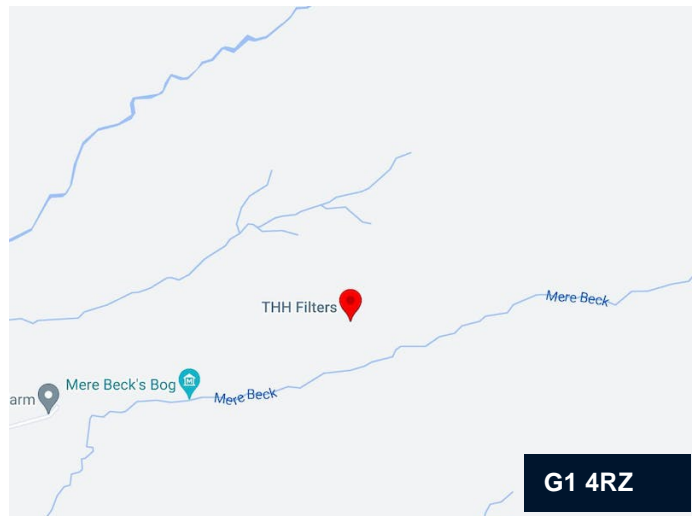
Name	Sq ft	Sq m	Rent	Service Charge (sq ft)	Availability
1st - Suite 2	1,382	128.39	£22,000 per annum	£3.41	Available

Viewings

Strictly by prior appointment with Savills.

Terms

Sublease or Assignment available to April 2024.



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