



**2,278 sq ft (87.9 sq m) -
4,803 sq ft (538.74 sq m)**

**Ground floor offices with
existing fit-out**

**Attractive riverfront location
overlooking Canting Basin**

DDA Compliant

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Location

Medius is located in Glasgow's Media Quarter at Pacific Quay, approximately 1 mile from the city centre. The property is located next to the Glasgow Science Centre and is within short walking distance of a host of other leisure amenities including the SSE Hydro Arena, The Scottish Event Campus (SEC) and a number of hotels including the Village Hotel, Premier Inn, Crowne Plaza, Radisson Red and Hilton Garden Inn. Ibrox and Cessnock Subway stations are both within 10-15 minutes walk of the property.

Description

The property comprises a modern office building situated in a scenic riverfront location overlooking Canting Basin. The property benefits from secure door entry although there is scope for the subject suite to benefit from a dedicated entrance. The building also has communal male and female toilets including accessible facilities and a communal shower. There is a communal kitchen area located on the ground floor.

The salient features of the suites are as follows:

- Open plan accommodation with existing fit-out within larger suite
- Raised access flooring / wall mounted sockets for power & data
- Air-conditioning
- Suspended ceiling with modern recessed lighting
- EPC rating 'E'
- 2 dedicated car parking spaces



Indicative images

Accommodation

We calculate the net internal floor area of the suites to be as follows:

Floor	Sq ft	Sq m
Ground (part)	2,575	239.25
Ground (part)	2,278	211.60

Lease Terms

The suites are available individually or on a combined basis on FRI terms for a lease term to be agreed.

Rental

The quoting rental is £15.00 per sq ft exclusive of service charge and rates.

Legal Costs

Each party will be liable for their own legal costs in any transaction with the tenant responsible for any LBTT and registration dues.

VAT

All rent, service charges etc are quoted exclusive of VAT which is payable at the prevailing rate.



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