

110  
QUEEN  
STREET

GLASGOW · G1 3BX

18,548 - 37,106 sq ft of  
Outstanding Office Space

# Contemporary design in the heart of the city

**110 Queen Street is a landmark office building in the heart of Glasgow city centre.**

Designed by Glasgow based architect, Cooper Cromar, the art deco inspired design is sympathetic to its historical surroundings and provides 143,000 sq ft of high quality office space with retail and leisure accommodation at ground floor level.

A striking contemporary façade and dramatic double height reception provide an impressive arrival experience and the generously proportioned common areas are finished to a high quality throughout. A wide range of on site amenities including bike storage, shower and changing facilities, 24 hour on site security and communal business lounge provide occupiers with an outstanding user experience.



# Fully fitted bright & modern space

The available space provides 18,548 - 37,106 sq ft across two large and efficient floor plates on the 2nd and 3rd floors. Both floors benefit from excellent natural lighting and a striking outlook across Glasgow city centre.



The accommodation provides a Grade A specification including four pipe fan coil air conditioning, LG7 lighting, raised access flooring and metal suspended ceilings.

The suite also benefits from a high quality fit-out which prospective occupiers have the opportunity to retain or adapt.

The building is designed to provide an occupational density of 1 person to 8 sq m meaning occupiers can maximise efficiency without compromising comfort.

# Connectivity across the city & beyond

110 Queen street is located in the very heart of Glasgow city centre. The property also provides unrivalled access to a wide range of public transport facilities and top rated amenities.

The building provides dedicated onsite parking and various public car parking facilities are available in the immediate surrounds.

The quality of the location is endorsed by the impressive range of occupiers based within 110 Queen Street and the local area.

## Surrounding Occupiers



- Brodies
- WSP
- Grant Thornton
- ACCA
- Deloitte
- Nat West / RBS



- Costar
- Leyton
- Orega
- Collins Debden
- Egencia
- Stantec
- Skills Development Scotland



- Edrington
- Mazars
- Lindsays Ltd
- Sabio Ltd



- Dentons
- Ernst & Young LLP
- Gardiner & Theobald LLP
- Investec Wealth & Investment



# A wealth of outstanding amenities

Open your door to the best Glasgow has to offer!

The central location of 110 Queen Street provides access to a superb range of bars, restaurants and hotels all within easy walking distance.



## Eat

- Mamasan
- Sprigg
- Café Andaluz
- The Anchor Line
- The Citizen
- Ralph & Finns
- La Vita
- Ichiban
- Amaroni
- Miller & Carter
- Paesano
- The Spanish Butcher
- Sugo Pasta



## Drink

- The Ivy
- The Spiritualist
- Gin71
- The Social
- Corinthian Club
- Waxy O'Conner's
- Shilling Brewery
- Blue Dog
- Vroni's
- Brewdog
- The Auctioneers
- Bar 91
- Max's Bar & Grill



## Stay

- The Millennium Hotel
- Holiday Inn
- Native Aparthotel
- Z Hotel
- Premier Inn
- Citizen M
- Kimpton Blythswood Square
- Carlton George
- Travelodge
- Ibis Styles Glasgow
- Mercure Hotel
- Maldron Hotel
- The Brunswick



# Choosing state-of-the-art office space doesn't mean comprising on environmental standards



**110 Queen Street offers impressive green credentials your business can be proud of.**

- EPC 'A' rating
- BREEAM rating of 'Excellent'
- Fully automatic building management system that ensures building services operate with optimum efficiency

**Encouraging cleaner commutes.**

110 Queen Street helps users of the building reduce their own carbon footprint.

The central location facilitates ease of public transport use and generous bike storage and changing facilities provided at 110 Queen Street ensures an accessible and comfortable end of commute for bike users.



**Changing & Drying Facilities**



**Shower Facilities**



**Cycle Store**

## Available Space

110 Queen Street has efficient space to accommodate a range of requirements

| Floor        | SQFT          | Parking   |
|--------------|---------------|-----------|
| 3rd Floor    | 18,548        | 7         |
| 2nd Floor    | 18,558        | 7         |
| <b>Total</b> | <b>37,106</b> | <b>14</b> |

Indicative Floor Plan



# 110 QUEEN STREET

## Lease Terms

The property is held on a full repairing and insuring lease expiring 31st May 2031 with a Tenant only break option date of 1st June 2026.

## Rateable Value

The incoming occupier will be responsible for the payment of all local authority rates.

Any enquiries should be made to the Glasgow City Assessor's - [click here](#)

## EPC

The property has an EPC rating of 'A' and a copy of the certificate is available upon request.

## Plant & Equipment

None of the systems or equipment in the property have been tested by the letting agents to verify they are in working order. Prospective occupiers may wish to make their own investigations.

## Value Added Tax

VAT will be charged on the rent and all other obligations associated with the property at the prevailing rate.

## Further Information



### Stewart McMillan

07887 795 503  
[stewart.mcmillan@cushwake.com](mailto:stewart.mcmillan@cushwake.com)

### Kevin Strain

07917 274 176  
[kevin.strain@cushwake.com](mailto:kevin.strain@cushwake.com)

Cushman & Wakefield LLP (and any joint agent appointed) on their own behalf and for vendors or lessors of this property, whose agents they are, give notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. March 2022.