



—
GRANITE
HOUSE
—

**TO
LET**

**Airy, Quiet,
Flexible space**





Amenities

The building enjoys immediate access to a wide array of local amenities.

GRANITE HOUSE

From numerous supermarkets and cafés to award winning restaurants, Granite House is perfectly positioned to cater for all your staff's needs. Add to that the building's location within Glasgow's prime retail core and you've found the perfect home for your business people.

200+
Retailers within
a 5 min walk

10+
Supermarkets within
a 5 min walk

100+
Buses pass
the site daily

Welcome to Granite House

Granite House is located in the heart of Glasgow City Centre adjacent to the vibrant Merchant City, offering a variety of high quality retail, residential, bar and restaurant amenities.

The building is on the East side of Stockwell Street, opposite the junction with Argyle Street. Queen Street, Central and Argyle Street train stations are all within easy walking distance together with bus links and Subway.



GH

2 mins

Argyle Street
Railway Station

2 mins

St Enoch
Shopping Centre

5 mins

Queen Street
Railway Station

5 mins

M8/M80/M74/M77
Motorways

10 mins

St Enoch
Subway Station

10 mins

Glasgow Central
Railway Station

12 mins

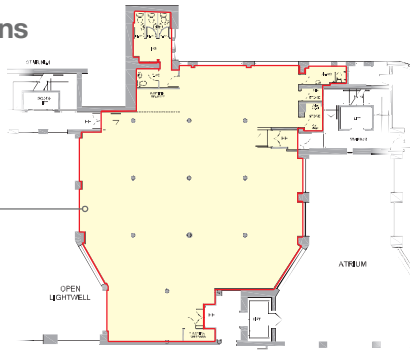
Buchanan Galleries
Shopping Centre

15 mins

Buchanan
Bus Station

Floor and Space Plans

Floor 4 (Central East)
Floor Plan



Floor 2
Space Plan 1:8 sq m



- 229 open plan desks at size 1200x800mm
- An occupancy level of up to 1:6 sq m is achievable

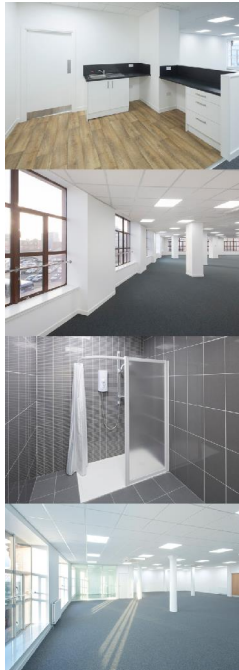
Specification

Specification highlights include:

- Fully refurbished suites
- Raised access floors with a depth in excess of 250mm
- Busbar power system for floor boxes
- Suspended ceiling system
- New LED LG7 compliant lighting
- New integrated ceiling VRF HVAC system
- New dedicated male and female toilets with ambulant toilet provision
- Shower provision available
- Provision for kitchen and pop ups
- DDA compliant
- Building CCTV and on site security
- 24/7 access available
- Dedicated 1GB building fibre
- EPC – Building: D. Floor plate: C

Accommodation	sq m	sq ft
Second Floor	1,300	14,000
Fourth Floor (Central East Suite)	290	3,120
Fourth Floor (Central Suite)	195	2,098

GRANITE
HOUSE



granitehouseglasgow.com



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|---|---------------------------------|----|--|
| 1 | St Enoch Shopping Centre | 6 | Buchanan Galleries Shopping Centre |
| 2 | Argyle Street Railway Station | 7 | ingston Bridge (motorway access) |
| 3 | St Enoch Subway Station | 8 | Buchanan Bus Station |
| 4 | Glasgow Central Railway Station | 9 | Glasgow s Style Mile retail thoroughfare |
| 5 | Queen Street Railway Station | 10 | George Square |

For more information, contact the joint agents



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