

TO LET

8 ELMBANK GARDENS

GLASGOW



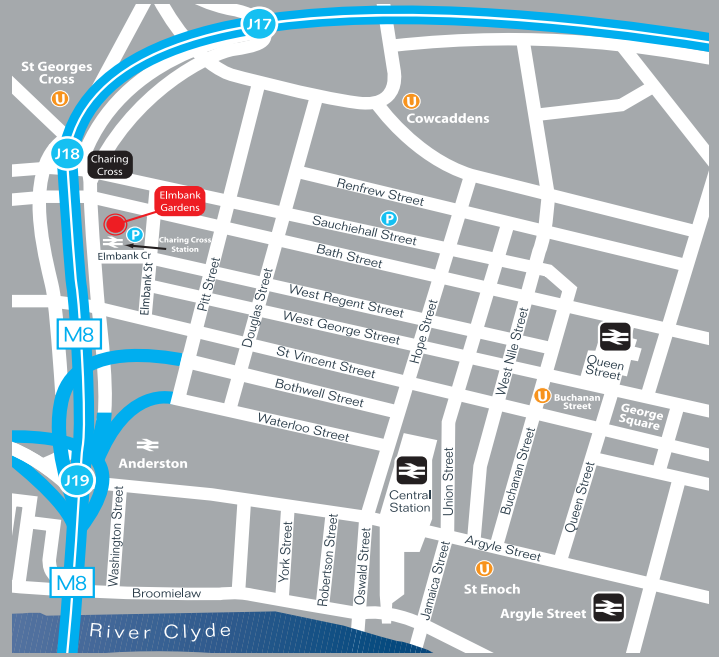
- 288 SQ M (3,100 SQ FT)
- REFURBISHED OFFICE ACCOMMODATION IN GLASGOW CITY CENTRE

LOCATION

The building forms part of the Elmbank Gardens complex, situated on the south side of Bath Street in Glasgow city centre, an excellent location in terms of both accessibility and locally available amenities.

Elmbank Gardens complex features Charing Cross Railway Station, The Baby Grand Restaurant, Wisdom Coffee, Lunchbox Takeaway and a 278 bed Premier Lodge Hotel. The location also benefits from being within close proximity to a wide range of shops on Sauchiehall Street and many of Glasgow's premier bars and restaurants.

In terms of accessibility, Elmbank Gardens offers quick and easy access to the M8 motorway, as well as on street and multi-storey parking adjacent to the building. Bus services operate along Bath Street and Sauchiehall Street whilst regular train services operate through the on-site Charing Cross Station.



DESCRIPTION

8 Elmbank Gardens is a three storey building providing well appointed, predominately open plan office space. The available accommodation is on the 1st floor and access to the building is gained via a bright and modern entrance hallway.

SPECIFICATION

The accommodation has been refurbished to provide the following specification:

- Suspended ceilings
- Gas fired central heating
- Double glazed windows
- Extensive built in storage walls
- Perimeter trunking with cabling in situ
- Car parking available



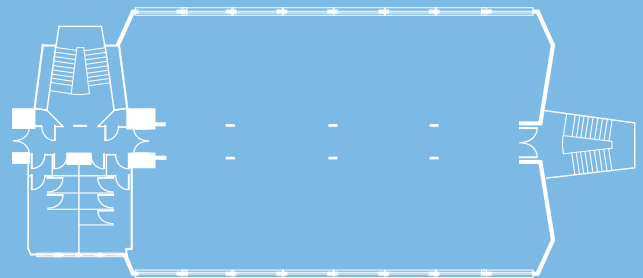
ACCOMMODATION

The suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately 288 sq m (3,100 sq ft).

LEASE TERMS

The available accommodation is offered on the basis of a new Full Repairing and Insuring Lease with flexible terms. Further information is available from the Joint Letting Agents.

INDICATIVE FLOOR PLAN



VIEWING AND FURTHER INFORMATION

For more information on 8 Elmbank Gardens, or to arrange a viewing, please contact the Joint Letting Agents.



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