



144 ELLIOT STREET



TO LET

2,669 sq ft of superb workspace

144 Elliot Street is a 40,247 sq ft high quality office building occupying a prominent position at the gateway to Glasgow City Centre.





New look,
new feel!



Centre of the action

NEIGHBOURING OCCUPIERS

- 01 Scottish Power HQ
- 02 KPMG, Zurich & Wood Group
- 03 University of Glasgow
- 04 French Duncan, HORIBA & Alpha Marketing
- 05 **Skypark:**
 - Leidos
 - PTW
 - Startline Motor Finance
 - V.Ships UK
 - Crocodile Communication
 - Fleet Alliance Limited
 - Serco Global Services
- 06 Holmes Miller
- 07 Equator Digital Agency

AMENITIES

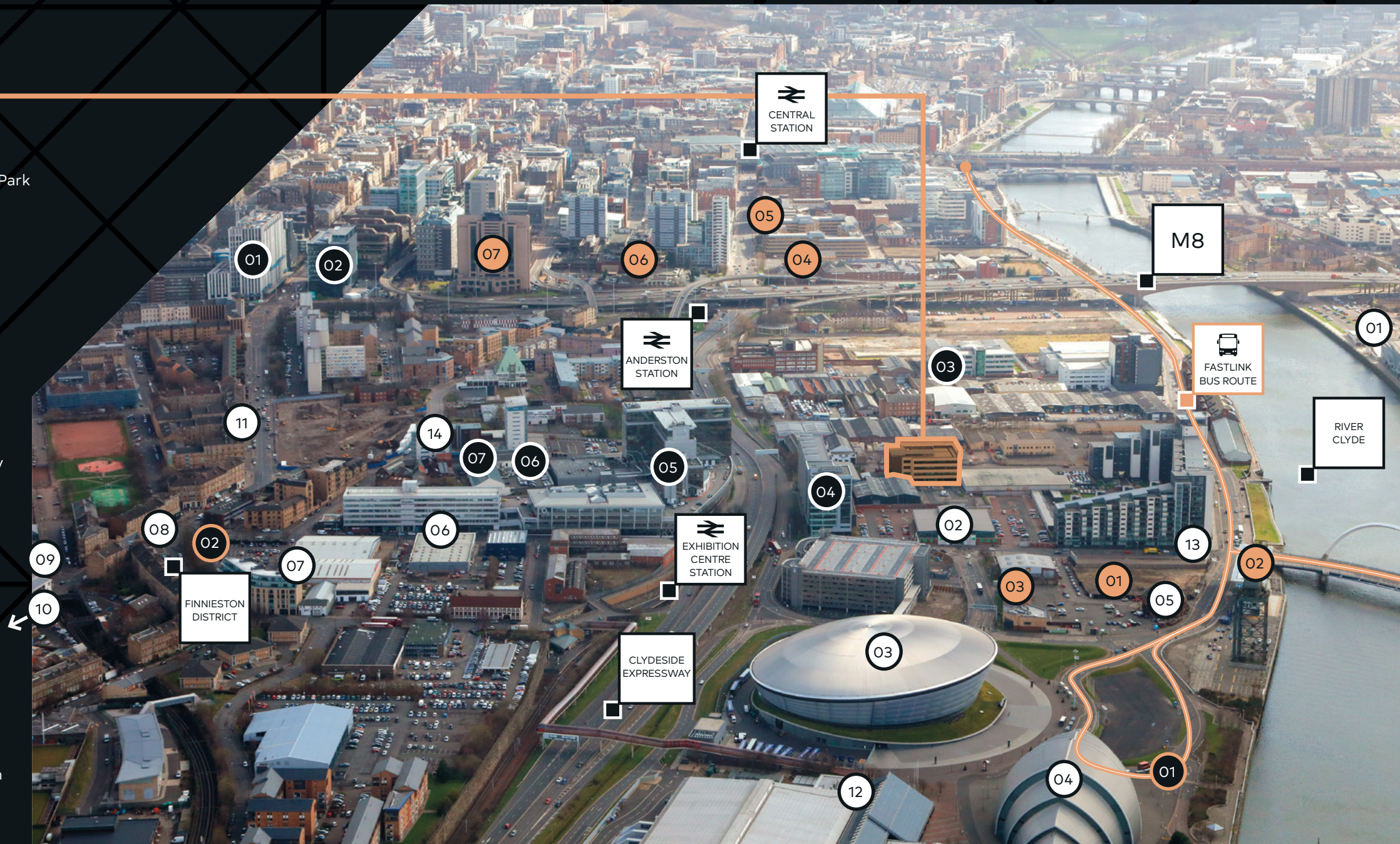
- 01 Springfield Quay Leisure Park
- 02 Nuffield Health
- 03 SSE Hydro
- 04 SEC / Armadillo
- 05 The Rotunda Bar & Diner
- 06 Big Licks
- 07 Lidl
- 08 El Perro Negro
- 09 Lebowskis
- 10 Kelvingrove Café
- 11 Pickled Ginger
- 12 Clydebuilt Bar & Kitchen
- 13 India Quay
- 14 Wilson's Catch of the Day

HOTELS

- 01 Radisson RED
- 02 Hilton Garden Inn
- 03 Campanile
- 04 Glasgow Argyle Hotel
- 05 Premier Inn
- 06 Glasgow Marriott
- 07 Hilton Hotel

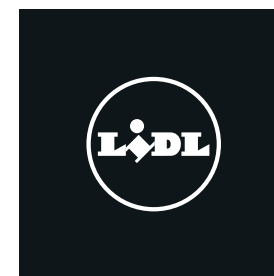
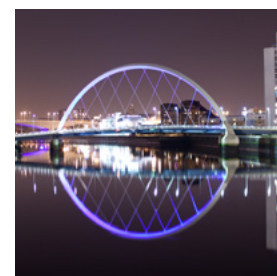
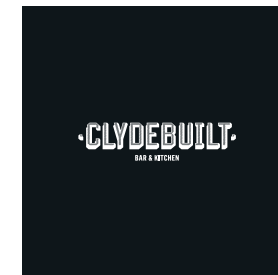
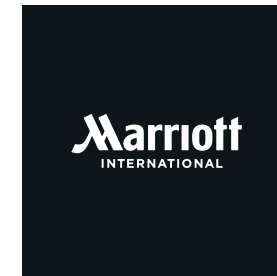
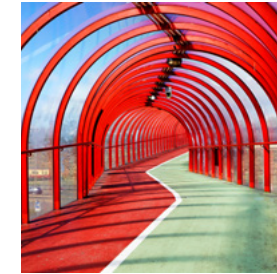
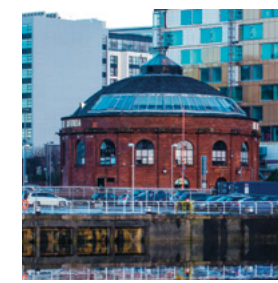
NEXTBIKE STATIONS

- 01 SEC Station
- 02 Finnieston Street Station



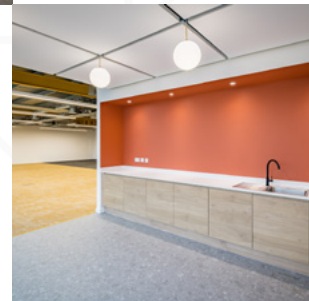
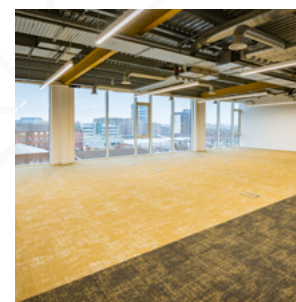
Work-life Balance

Lying between the City Centre and the West End, Finnieston combines commerce with many of Glasgow's main leisure attractions.



Top Spec

The subject comprises the final remaining suite, which is fully fitted incorporating a glazed board room and kitchen, together with generous secure onsite car parking.



Intruder alarm system



Metal full raised access flooring



Commissionaire manned reception



Flexible floor plates



Air conditioning system



2 x 8 person passenger lifts



Floor to ceiling height of 2.7m



Exposed soffit with new linear suspended LED lighting



Male, female and accessible toilets



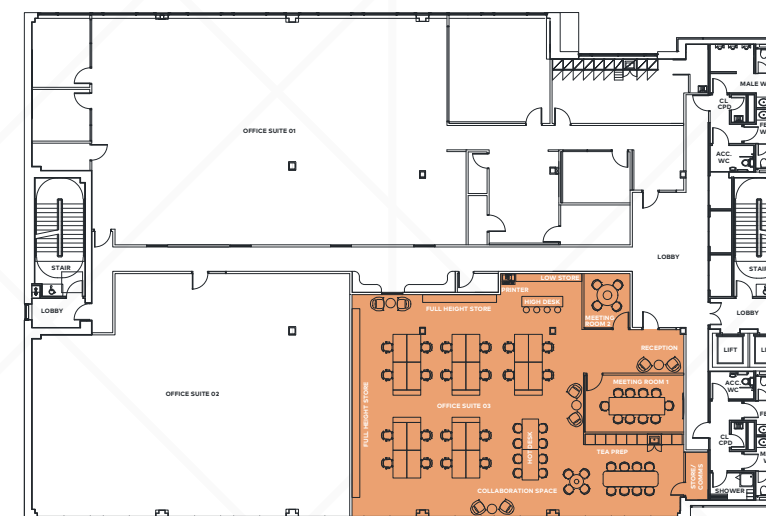
Showers



6 car parking spaces

Floor Plan

*PLAN NOT TO SCALE



Accommodation

FLOOR	SQ FT	CAR PARKING
3rd (Suite 3.3)	2,669	6

Lease Terms

The accommodation is available to lease on new full repairing and insuring terms, for a period to be agreed.

Further Information

For further information, please contact the joint letting agents:

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