

TAKE OUR
VIRTUAL TOUR

FOURTH FLOOR OFFICE SUITE

- > NIA:- 360.09 SQ M (3,876 SQ FT)
- > PROVIDED IN A PLUG AND PLAY CONDITION
- > PRIME CITY CENTRE OFFICE LOCATION
- > CLOSE PROXIMITY TO EXCELLENT PUBLIC TRANSPORT LINKS
- > FLEXIBLE SPACE PLAN AVAILABLE
- > CAR PARKING SPACES AVAILABLE SUBJECT TO SEPARATE NEGOTIATION
- > RENT: UPON APPLICATION

TO LET

PACIFIC HOUSE, 70 WELLINGTON STREET, GLASGOW, G2 6UA

CONTACT: Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk
Calvin Molinari BSc (Hons) MRICS c.molinari@shepherd.co.uk

0141 331 2807
0141 331 2807

www.shepherd.co.uk

**SHEPHERD**
COMMERCIAL

LOCATION

The subjects are located within the heart of Glasgow's International Financial Services District. More specifically Pacific House occupies a prominent corner location at Wellington and Cadogan Street.

Occupiers within immediate surrounding area include a number of major banks including JP Morgan, Clydesdale Bank and Morgan Stanley. Pacific House also houses a number of professional service firms including Levy & McRae and Ernst & Young.

The building is ideally situated for access to and from the M8 motorway and lies within short walking distance of Glasgow Central and Queen Street Railway Station. The subjects are also well placed to benefit from Glasgow's City Centre amenities.

Car parking is available by way of separate negotiation, with additional car parking located nearby within Cadogan Square Car Park and Q-Park Waterloo Street.

DESCRIPTION

The subjects provide a spacious open plan fourth floor office space within a steel framed building arranged over 7 floors.

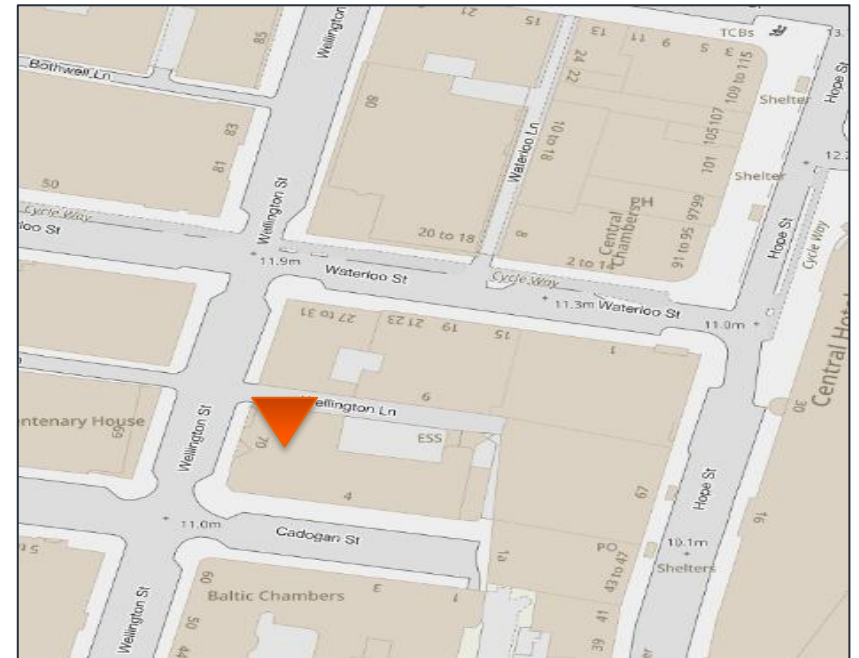
The office accommodation is accessed via a spacious ground floor reception foyer which leads to an internal staircase and passenger lift. At fourth floor the suite provides an attractive office space which is ready for immediate occupation.

The office space has been finished to a high standard throughout and benefits from the following specification

- Raised access flooring
- Flexible open plan floor plates
- Shower facility
- Male, female and disabled toilet
- Metal suspended ceiling
- Comfort cooling
- Ceramic tiled floors and carpet floor covering
- EPC Rating C (available upon request)

At present the office has been fit for purpose and is provided in a 'plug and play' condition. Desks and chairs have been installed as well as break out areas and a board room space. The floor plate would currently suit a single operator however, smaller floorplates could be provided upon separate discussions.

PACIFIC HOUSE, 70 WELLINGTON STREET, GLASGOW, G2 6UA



PLANNING

We understand that the property has Class 4 Planning Consent in line with its previous use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

EPC

The subjects have an EPC rating of C. A copy of the certificate can be provided upon request.

SERVICE CHARGE

A service charge exists in respect of the common parts of the building. It is understood that the current service charge for the property is £5.38 per square ft.

RATING

The subjects are currently entered in the current valuation roll at £53,000.

Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2023/2024 is 51.1p to the pound.

RENT

Full details can be provided upon application.

LEASE TERMS

Our client's intention is to sub-let or assign the advertised space. Further details can be provided to seriously interested parties.



VAT

See legal pack.

ANTI MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the transaction to proceed.



PACIFIC HOUSE, 70 WELLINGTON STREET, GLASGOW, G2 6UA

ACCOMMODATION	SqM	SqFt
4 th Floor	360.09	3,876
TOTAL	360.09	3,876

The above measurements were taken on site and in accordance with the RICS code of measuring practice (6th edition).



For further information or viewing arrangements please contact the sole agents:
Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk 0141 331 2807
Calvin Molinari BSc (Hons) MRICS, c.molinari@shepherd.co.uk 0141 331 2807

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED: NOVEMBER 2023**

