LIBERTAS HOUSE

39 ST VINCENT PLACE GLASGOW G1 2ER

TO LET

752 SQ FT (70 SQ M) TO 4,275 SQ FT (397 SQ M)
CITY CENTRE OFFICE ACCOMMODATION WITH CAR PARKING
39 ST VINCENT PLACE

Behind a magnificent Grade B listed façade dating back to 1870, 39 St Vincent Place provides a selection of recently refurbished and well located office accommodation with a Commissionaire manned reception, passenger lift and private parking.

Occupying a prime position in the heart of Glasgow’s central business district and near to the city’s prime retail area of Buchanan Street, St Vincent Place links St Vincent Street and George Square and is one of Glasgow’s premier business addresses. Complemented by strong transport connections via Queen Street and Central Train Station, as well as Buchanan Street Underground.

The building currently offers a range of office suites available to let, ranging from 752 Sq Ft (70 Sq M) to 4,275 Sq Ft (397 Sq M).
The striking masonry façade of Libertas House was carved by the noted Scottish sculptor William Massman II between 1870 and 1873 and drew from the well-known Latin motto ‘Libertas Justitia Veritas’ – meaning ‘Freedom, Justice, Truth’. Massman included statues of Veritas and Justitia within the original façade, which were removed in 1903 for reasons unknown.

The current refurbishment seeks to restore Massman’s original motif. Emblems of Veritas and Justitia are inlaid into the reception walls in fine metal, while the renaming of the building to Libertas House finally completes the design almost 150 years after they were first imagined.

In addition to the above, the common parts of the building have been recently upgraded to provide a modern high quality entrance, lift landings, brand new toilets and bike racks. The 2nd phase will include showers fit for the modern occupier.
Libertas House sits in the heart of Glasgow and benefits from several close transport connections, with Buchanan Street underground station sitting a mere 1 minute walk away and Glasgow Central reachable in under 5 minutes. In addition to Buchanan Street, the best shopping street outside of London, the local area is filled with a wealth of eating, drinking and retail opportunities including the Anchor Line, the Citizen Bar and Dining Rooms as well as Prezzo within the building itself.
WORK SPACE

The office suites are on average around 2,000 sq. ft. (186 sq. m). There are two per floor split by an open lightwell. Two suites together on one floor would provide a self-contained floor with the ability to use the lobby for signage.

AN EYE TO THE DETAIL

At present the building benefits from:

• 2 passenger lifts
• Raised access floors to most suites
• LED lights
• Central lightwell
• Gas central heating
• 7 secure garaged car spaces
• Bike racks
• Showers
• Air-conditioning
• Disabled access from the rear lane
• Commissionaire manned reception
• Some suites benefit from an existing fit out including meeting rooms, kitchens and cabling
EXAMPLE FLOOR PLATE

SOME SUITES BENEFIT FROM AN EXISTING FIT OUT. PLANS OF INDIVIDUAL SUITES ARE AVAILABLE UPON REQUEST.

SECOND FLOOR
FURTHER INFORMATION

RATEABLE VALUES

The Rateable Values for the suites can be found at www.saa.gov.uk using the postcode G1 2ER.

VAT

VAT is applicable to the rent and service charge.

EPC & TERMS

Available on request.

VIEWING

Viewings can be arranged through the letting agents:

wbf. whitelaw baikie figes
Colette Brough 0141 221 6161 colette@wbf.co.uk

David Cobban 0141 222 4101 DCobban@savills.com

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