

TO LET - OFFICE

# THE INK BUILDING

24 Douglas Street, Glasgow, G2 7NQ



## Key Highlights

- 2,351 to 15,316 sq ft
- 6th Floor offers fully fitted accommodation
- Ceilings will comprise exposed concrete slab
- Floor to ceiling heights of 2.85m
- 'Think Pad' Tenant Business Lounge
- Fully accessible modular raised access floor with minimum 125mm void
- Suspended LED ceiling
- Open plan with daylight on 3 elevations

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5th Floor Cadworks  
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## Description

The Ink Building - a newly refurbished development in the heart of Glasgow City Centre offering 34,495 sq.ft. of contemporary office accommodation.

Glasgow is the powerhouse of the Scottish economy – the cultural, sporting and academic heart of Scotland and one of Europe’s most vibrant and cosmopolitan cities. Key growth sectors include Creative Industries, Digital Technology, Higher Education, Financial and Business Services, Tourism and Events, Retail, Health and Life Sciences, Low Carbon and Engineering, Design and Manufacturing.

Forming Scotland’s main transport hub, Glasgow is blessed with excellent road and air services and the largest suburban rail network outside London. The City and surrounding area offer access to a well-trained and well-educated workforce courtesy of 3 universities and 3 super colleges.

The 2017 ‘Mercers Quality of Living Survey’ sees Glasgow beat Rome, Prague and Dubai to be named as one of the best cities in the world to live. Offering an outstanding quality of life, Glasgow is close to breathtaking countryside offering an array of outdoor activities including nearby hill walking, sailing and cycling. Some of the world’s greatest golf courses are all within an hour’s drive and the City’s arts and culture, nightlife and food are hard to surpass.

The dedicated website can be found here:  
<https://www.theinkbuilding.com/>

## Location

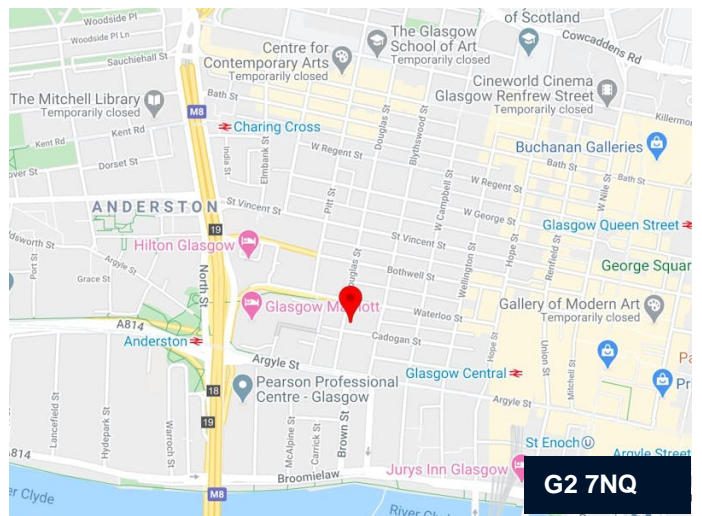
The Ink Building provides the opportunity to build a community where people can link up, exchange thoughts and develop ideas for business and pleasure. The creation of the 'Think Pad' Tenant Business Lounge at Ground Floor provides a combination of break out space, casual meeting areas and bookable meeting rooms to further complement the building and it's exceptional amenity.

When you step outside the building; the buzzing location affords the opportunity for people to get together for coffee, a few drinks, a bite to eat or an energising workout.

## Accommodation

The accommodation comprises of the following

| Name | sq ft | Rent   | Rates Payable | Service charge | Availability |
|------|-------|--|---------------|----------------|--------------|
| 7th  | 4,520 | £25 /sq ft   | £9.88 /sq ft  | £5.74 /sq ft   | Let          |
| 6th  | 4,520 | £32.50 /sq ft Rent includes fit out, furniture and IT. | £9.88 /sq ft  | £5.74 /sq ft   | Let          |



| Name          | sq ft         | Rent       | Rates Payable | Service charge | Availability |
|---------------|---------------|------------|---------------|----------------|--------------|
| 5th           | 4,520         | £25 /sq ft | £9.88 /sq ft  | £5.74 /sq ft   | Let          |
| 4th           | 4,520         | £25 /sq ft | £9.88 /sq ft  | £5.74 /sq ft   | Available    |
| 3rd - Suite A | 2,195         | £35 /sq ft | £8.93 /sq ft  | £5.74 /sq ft   | Let          |
| 3rd - Suite B | 1,450         | £35 /sq ft | £8.87 /sq ft  | £5.74 /sq ft   | Let          |
| 2nd           | 4,520         | £25 /sq ft | £9.88 /sq ft  | £5.74 /sq ft   | Available    |
| 1st           | 3,925         | £25 /sq ft | £9.88 /sq ft  | £5.74 /sq ft   | Available    |
| Ground        | 2,351         | £35 /sq ft | £8.90 /sq ft  | £5.74 /sq ft   | Available    |
| <b>Total</b>  | <b>32,521</b> |            |               |                |              |

## Specification

Specification:

- 'Think Pad' Tenant Business Lounge at Ground Floor
- Fully accessible modular raised access floor with minimum 125mm void
- Ceilings will comprise exposed concrete slab
- Suspended LED lighting
- Floor to ceiling heights of 2.85m
- Open plan with daylight on 3 elevations
- Male and Female WCs on each floor with high quality finishes
- Accessible WC available on alternative floors

## Viewings

Viewings by prior appointment only.

## Terms

New Fully Repairing and Insuring lease available.

## Letting Information

Date available: Now

Letting type: Commercial

## Business Rates

Rates payable: £9.88 per sq ft

Effective from 1 April 2026

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## Contact

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