

TO LET
LEISURE OPPORTUNITY / 5,500 SQ FT
WITH THE HIGHEST FOOTFALL
ANYWHERE IN GLASGOW CITY CENTRE

**CENTRAL STATION
GLASGOW G1 3SL**

NEXT TO NEW
ALL·BAR·ONE
Opening
Autumn 2025



LOCATION



Located in Scotland's busiest mainline railway station



High profile upper level unit with large frontage to main station concourse



Annual footfall of 38m - the highest anywhere in Glasgow*



Close to a number of high profile F&B occupiers in and around Central Station including Champagne Central, Alston Bar & Beef, Nando's and the new All Bar One within the Station



*Source: Network Rail / October 2019 figures

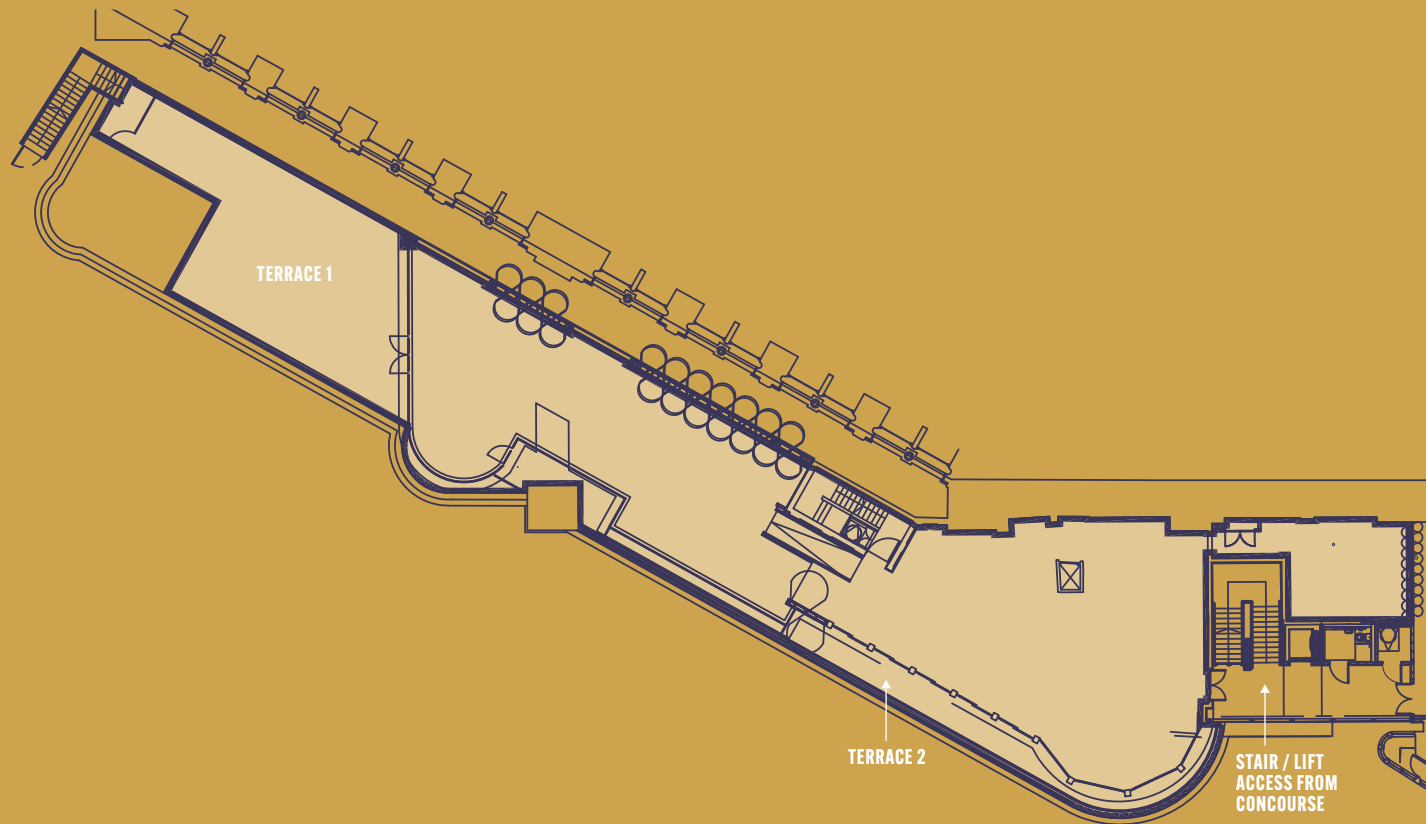


UNIT 16

CENTRAL STATION



- Gross internal area approx. 4,338 sq ft (403 sq m)
- Stunning terrace / balconies 1,604 sq ft (148.9 sq m)
- Excellent glazed frontage with concourse views
- Entrance via new stair & lift, directly facing the station concourse



UNIT 17 CENTRAL STATION NOW LET



- Gross internal area
5,491 sq ft (510.13 sq m)
- Above M&S
- Excellent glazed frontage
with concourse views
- Dual entrance option with
feature spiral stair & lift



UNIT 16 & 17 SHARED ENTRANCE



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PLANNING

The property has Class 3 consent. Further information is available on request

LEASE TERMS

The units are available on a new long term lease.

RENT & SERVICE CHARGE

On application.

ENERGY PERFORMANCE CERTIFICATE

Unit 16: E rating

RATING

The subjects have still to be assessed for rating purposes. Further information is available on request.

VIEWING & FURTHER INFORMATION

Strictly via appointment with the sole letting agents:



John Menzies

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