

Exciting leisure opportunity
in Glasgow's smartest & most
sustainable office building.

TO LET



800 sq ft of brand new leisure space to 'white box' specification

- The unit forms part of the exceptional Aurora office refurbishment.
- Benefits from direct access to the new reception area which provides additional seating on ground and first floor.
- 266 sq ft low level storage within unit.
- Glazed frontage on Bothwell Street and dedicated entrance.
- Unit specification includes connected utilities, glazed shopfront and entrance door, floor, ceiling, lighting and wall finishes.
- Additional storage within lower ground floor can be provided if required.

Accommodation

The subjects are situated on the ground floor and benefit from frontage to Bothwell Street with an additional direct connection and entrance from the Aurora reception.

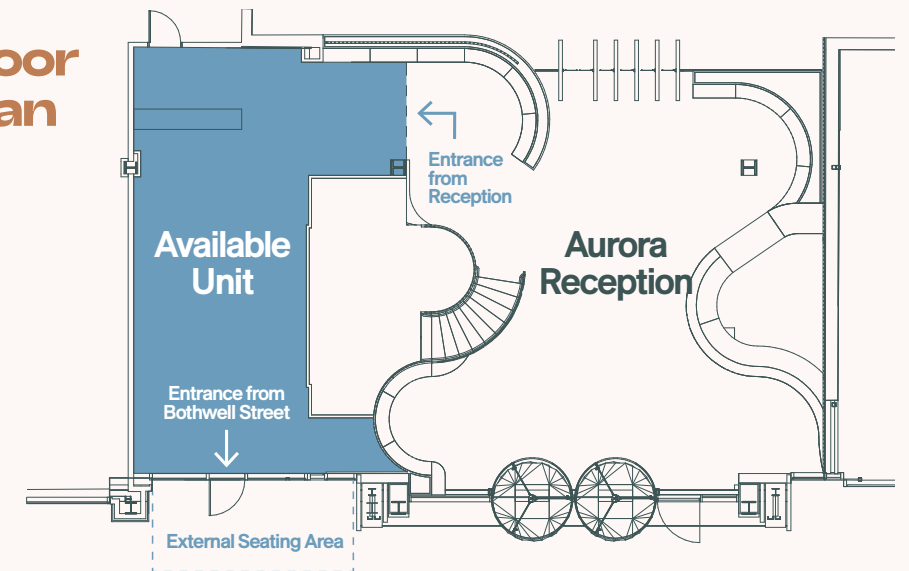
The approximate net internal areas are as follows:

Available Unit | 800 sq ft | 74 sq m

Completion
in December
2023



Floor Plan



Bothwell Street

AURORA

120 Bothwell Street, Glasgow

Location

The subject premises are located within Aurora at 120 Bothwell Street, the 175,000 sq ft market-leading office redevelopment expected for completion in December 2023.

Bothwell Street is the heart of Glasgow's office district with surrounding employers including PwC, JP Morgan, Jacobs, Santander, Pinsent Masons, BNP Paribas, Virgin Money and AECOM to name a few. Bothwell Street is also the principal vehicle route from the M8 into the city centre.

Nearby retail and leisure occupiers include Launch Coffee, Starbucks, Pret a Manger, Philipotts and The Gym Group.

Glasgow
Central
Station

At full occupancy, there are estimated to be over 16,000 employees based in Bothwell Street.

| BUILDING | OCCUPIERS | OCCUPANCY (People, based on full occupancy) |
|---------------|--|--|
| 01 | Santander | 3,003 |
| 02 | Diageo, Ryden | 674 |
| 03 | BT | 1,272 |
| 04 | Morgan Stanley | 1,598 |
| 05 | Virgin, HFD, BNP, CBRE, AECOM, Transport Scotland, Evelyn DataVita | 3,260 |
| 06 | Residential | 328 |
| 07 | Pinsent Masons, PwC, JP Morgan | 1,804 |
| 08 | Jacobs, Three | 1,068 |
| 09 | Student Loans Company | 1,016 |
| 10 | Blackadders, Digital Analytics, RPS Consulting | 580 |
| 11 | Begbie Traynor, Vol | 290 |
| 12 | Knight Frank, Meraki, Scott Moncrieff, Austin Smith Lord | 229 |
| 13 | QAA, William Duncan & Co, Open Grid Systems | 70 |
| 14 | Various | 437 |
| 15 | Begbie Traynor, Vol | 290 |
| 16 | SRE, Countrywide, Scottish Tax Bureau, Macdonald Henderson, Perceptive Comms | 130 |
| TOTAL: | | 16,049 |

AURORA

120 Bothwell Street, Glasgow

Tenure

The subjects are available by way of a new Full Repairing Lease.

Legal Costs

Each party shall be responsible for their own legal costs incurred in any transaction.

EPC

The base build refurbished property is 'A' rated. Draft EPC available on request.

Rental

Further details available upon request.

Rates

To be assessed by the Local Rating Authority on completion.



Contact Information

For further information, or to arrange a viewing, please contact the sole letting agent:



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DEVELOPMENT BY

FORMA

forma-fund.com

DEVELOPMENT MANAGEMENT BY



hfdgroup.com