



LIBERTAS HOUSE

39 ST VINCENT PLACE GLASGOW G1 2ER

TO LET

2,062 SQ FT (191.56 SQ M) CITY CENTRE 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.

Currently, there is one suite remaining to let within the building, situated on the Fourth Floor North, with a net internal area spanning 2,062 sq ft (191.56 sq m).





A TOUCH OF GRANDEUR

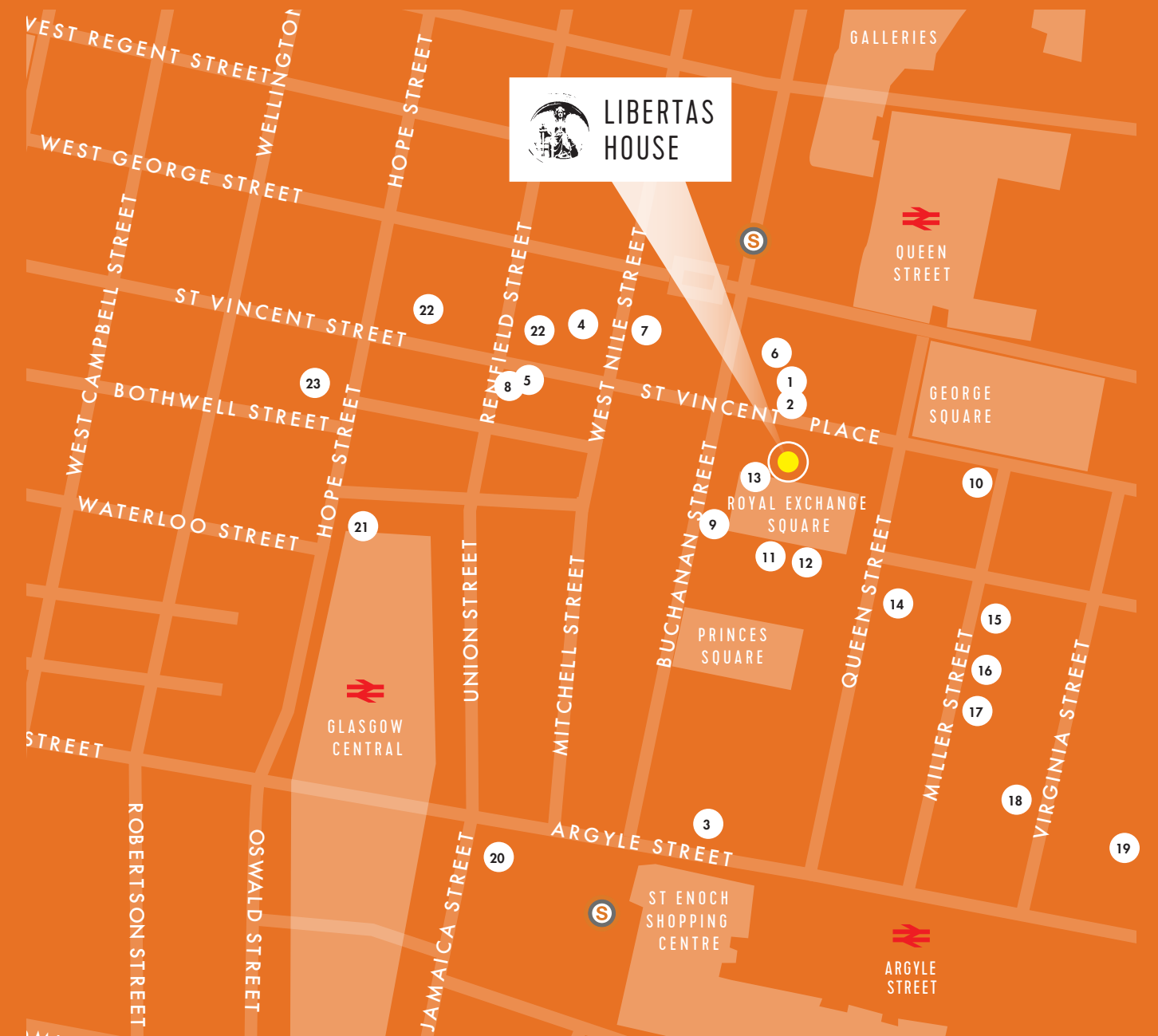
The striking masonry façade of Libertas House was carved by the noted Scottish sculptor William Mossman II between 1870 and 1873 and drew from the well-known Latin motto 'Libertas Justitia Veritas' – meaning 'Freedom, Justice, Truth'. Mossman included statues of Veritas and Justitia within the original façade, which were removed in 1903 for reasons unknown.

The current refurbishment seeks to restore Mossman'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 impressive facade, notable improvements have been implemented in the common areas of the building. Occupiers benefit from a high-quality entrance with renovated lift landings, including male and female toilets on each floor. There is secure basement car parking with dedicated cycle racks and upgraded changing / dry room facilities as well as showers and lockers, contributing to a modern and convenient environment.

WORK & PLAY

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 less than 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, Atlantic Brassiere and Ralph & Finns in addition to being on the doorstep of The Merchant City.



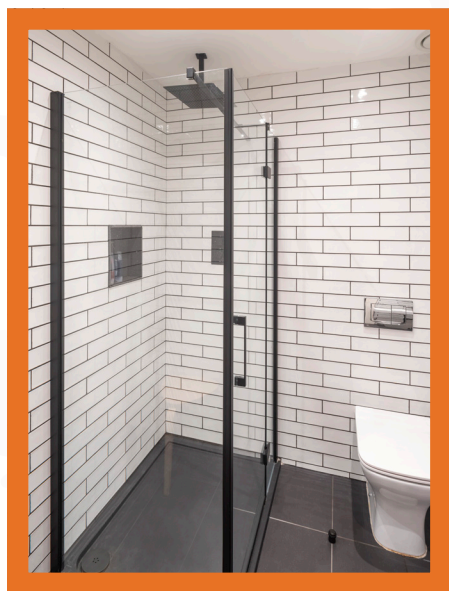
A PLACE TO EAT & DRINK

1. THE ANCHOR LINE
12 St Vincent Pl, G1 2DH
2. CAFÉ ANDALUZ
12-15 St Vincent Pl, G1 2DW
3. RALPH & FINNS
25 St Vincent Pl, G1 2DT,
4. MOWGLI STREET FOOD
78 St Vincent St, G2 5UB
5. TOPOLABAMBA
89 St Vincent St, Glasgow G2 5TF
6. THE CITIZEN
24 St Vincent Pl, G1 2EU
7. ALL BAR ONE
56-72 St Vincent St, G2 5TS
8. THE DRUM & MONKEY
91 St Vincent St, G2 5TF

9. THE IVY
106 Buchanan Street
10. BROWNS GLASGOW
1 George Square, G2 1DY
11. THE SOCIAL
27 Royal Exchange Square, G1 3AJ
12. DIMAGGIOS
87 St Vincent St, G2 5TF
13. GLASCHU
32 Royal Exchange Square, G1 3AB
14. SPRIGG
241 Ingram St, G1 1DA
15. PAESANO
94 Miller St, G1 1DT
16. PIECE
100 Miller St, Glasgow G1 1DT
17. THE SPANISH BUTCHER
80 Miller St, Glasgow G1 1DT

A SPACE TO TRAIN

18. MERCHANT CITY YOGA
49 Virginia Street, G11 1TS
19. CLUB GYM WELLNESS
56 Glassford St, G1 1UL
20. THE GYM GROUP
167 Jamaica Street, G2 8BU
21. PURE GYM
67 Hope St, G2 6AE
22. BOXFIT
26B Renfield St, G2 1LU
23. BEAT THEORY FITNESS
12 Bothwell St, G2 6LU



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

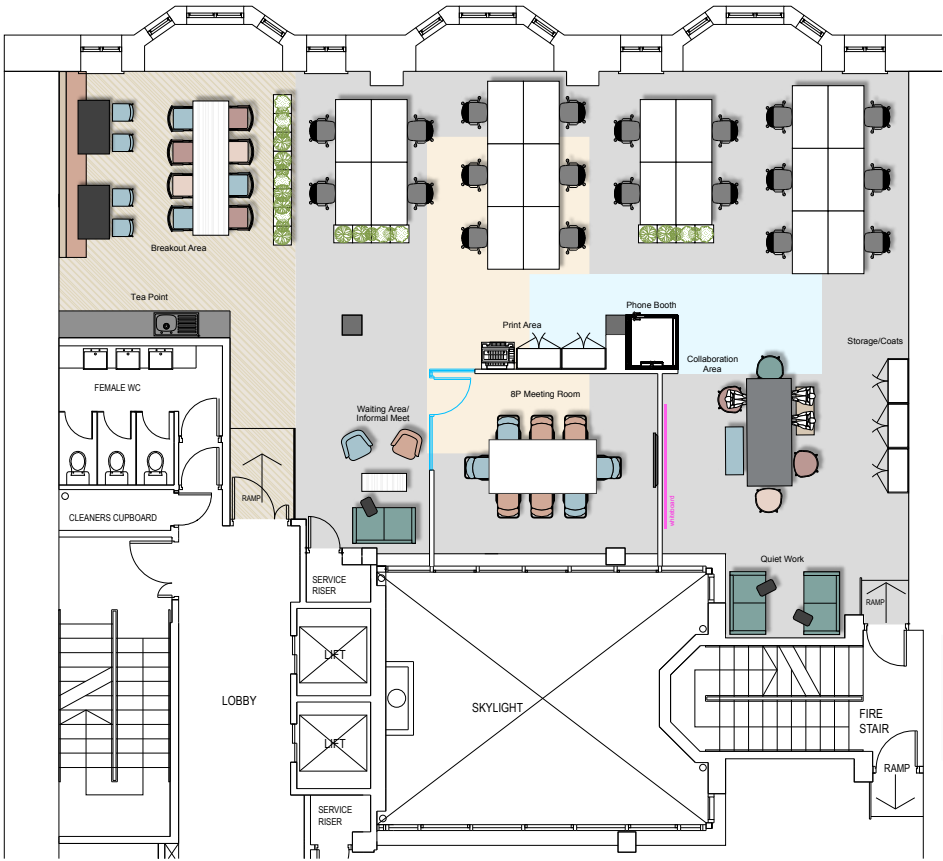
The presently available Fourth Floor North Facing Suite has recently undergone an extensive refurbishment, featuring the following specifications:

- Exposed concrete waffle slab ceiling
- New LED suspended lighting
- New split unit air conditioning
- Raised access flooring
- Fully-fitted tea prep / break-out area with feature lighting
- High-quality carpet
- Central lightwell providing natural lighting from two elevations
- 3 secure car parking spaces available
- Bike Racks / Showers
- Commissionaire manned reception

FLOOR	NORTH SUITE	SOUTH SUITE	AVAILABLE
6th	MTS Limited	Thomas & Adamson Surveyors	
5th	Barrhead Travel	Barrhead Travel	
4th	2,062 SQ FT	Clements Accountants	Now
3rd	SFHA	MTS Limited	
2nd	Flexible Working	Flexible Working	
1st	Flexible Working	Flexible Working	

FOURTH FLOOR NORTH

SPACE PLAN



N.I.A

191.56 sqm / 2,062 sq ft approx density 1:10

STANDARD WORKING

20 x Workstation - 1400 x 800mm

GRAND TOTAL

20 no. at 1:10 sqm per person

SUPPORT FACILITIES

- 01 x Waiting Area / Informal Meet
- 01 x 8P Meeting Room
- 01 x Collaboration Area
- 01 x Tea Point
- 01 x Breakout Area
- 01 x Quiet Work
- 01 x Phone Booth
- 01 x Print Area
- 01 x Storage/Coats



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.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

VIEWING

Viewings can be arranged through the letting agents:

wbf.

whitelaw baikie figes

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