
To Let

Self-contained office building
with M8 motorway frontage

100

Morrison Street
Glasgow



Indicative finishes

85,000 sq ft
Fully refurbished office
accommodation

www.100morrisonstreet.co.uk

35 Car parking spaces (1:2,500 sq ft)

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100 Morrison Street is a hugely prominent office building situated immediately south of the River Clyde and Glasgow's International Financial Services District (IFSD).



Option A - Specification

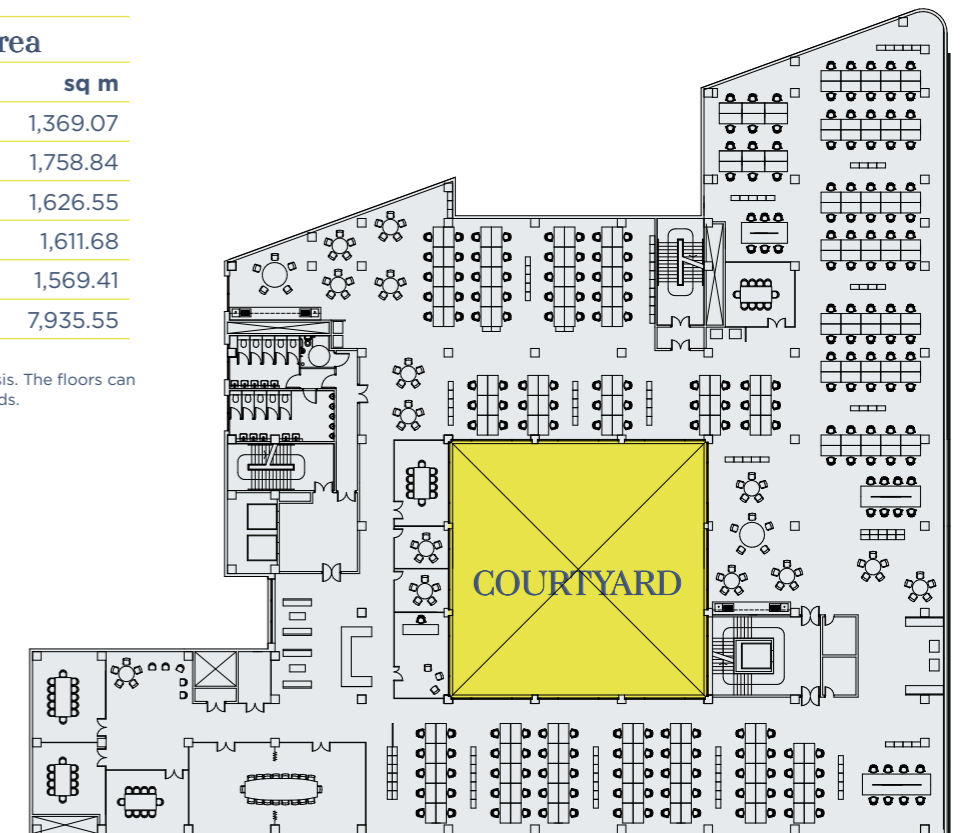
- High quality refurbished and enlarged building entrance and reception areas
- Open plan office floor plates with excellent natural daylight
- M&E services sized to support an Occupational Density of 1 person per 6 sqm
- New modular air cooled VRF, heat pump recovery system
- New slim-line raised access floor system
- New LED low energy lighting system to LG7 and BCO standards
- New perforated metal tiled suspended ceiling
- New electrical distribution infrastructure
- New Automatic Fire Alarm Detection and Emergency systems
- New high quality toilet and ancillary accommodation

Accommodation

Floor	Area	
	sq ft	sq m
4th floor	14,715	1,369.07
3rd floor	18,932	1,758.84
2nd floor	17,508	1,626.55
1st floor	17,348	1,611.68
Ground floor	16,893	1,569.41
Total	85,396	7,935.55

* Available as a whole and on a floor by floor basis. The floors can also sub-divide from around 5,000 sq ft upwards.

Typical Floor Plan



Density: 1:8 sq m \ pp | Workstations: 240



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Local Amenities



Lease terms

The accommodation is available to lease on new Full Repairing and Insuring lease terms, for a period to be agreed.

Viewing

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