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# To Let

Self-contained office building  
with M8 motorway frontage

# 100

Morrison Street  
Glasgow

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85,000 sq ft  
Refurbished office  
accommodation

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

[www.100morrisonstreet.co.uk](http://www.100morrisonstreet.co.uk)

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# 100

Morrison Street  
Glasgow

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 B - Specification

- Refurbished 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 8 sq m
- New modular air cooled VRF system
- Raised access floor system
- New LG7 light fittings
- New mineral fibre tiled suspended ceiling
- New electrical distribution infrastructure
- New Fire alarm and detection systems
- Refurbished toilet and ancillary accommodation



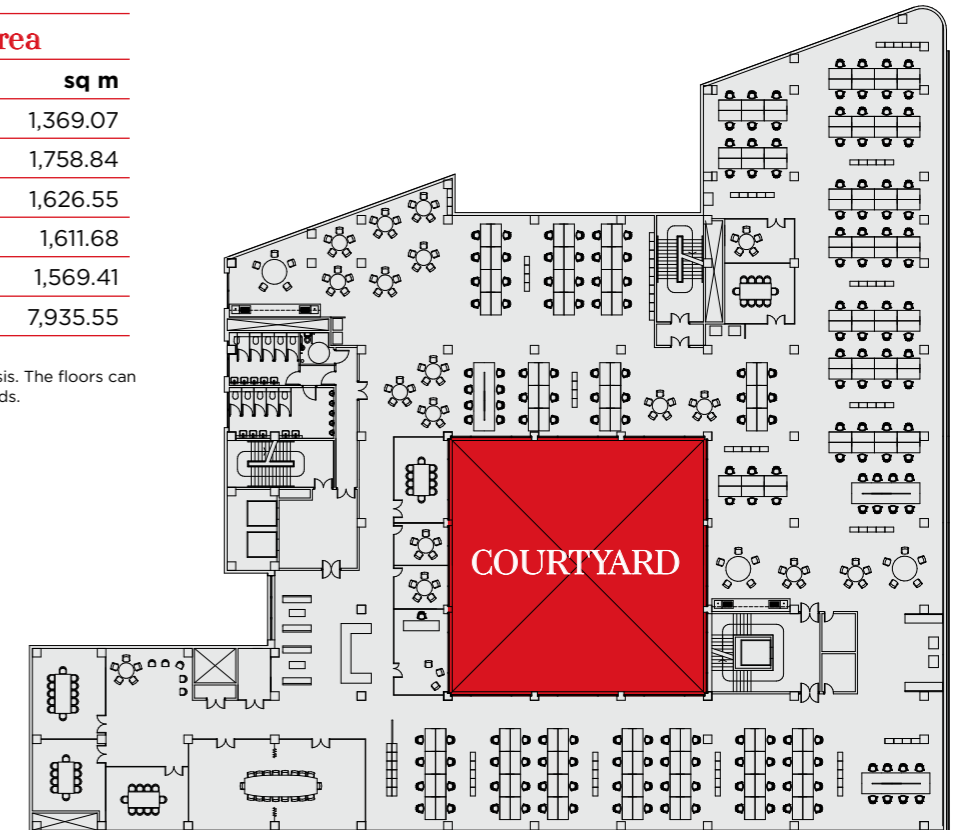
Indicative finishes

## 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





## 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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