

To Let

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Glasgow  
Central

Unit 1

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# Overview

Unit 1 is one of two newly formed units created from the Avanti Ticket Office & First Class Lounge area. Located at the front of the station this unit will have access from the main concourse.



Due for completion in January 2025

Glasgow Central is Scotland's busiest train station, with 31m visitors per year, and is located in a prime city centre location, within walking distance of the main shopping and hospitality areas of Buchanan and Argyle Street.

## Station Map



# Unit Details

## Food & Beverage

### Unit details

Floor area	860 Sq Ft
Storage	100 Sq Ft
External seating	TBC subject to Station

### Services

Handover condition	Shell & core
Power level	125amp TPN
Wifi	Tenant to install
Telecoms	Tenant to install

Gas	No
Hvac	See recommendations on next page
Water and drainage	22mm incoming/100mm waste

### Terms

Minimum guaranteed rent	£ 150,000
Rent terms	Base rent or an agreed percentage of gross turnover. Whichever is the higher and will be net of VAT and exclusive of rates.

Rates	Rateable value £TBC
Storage cost	£15 per sq ft

Service charge	£TBC
Length of lease	6 Years
Available from	Feb 25

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## HVAC Guidance

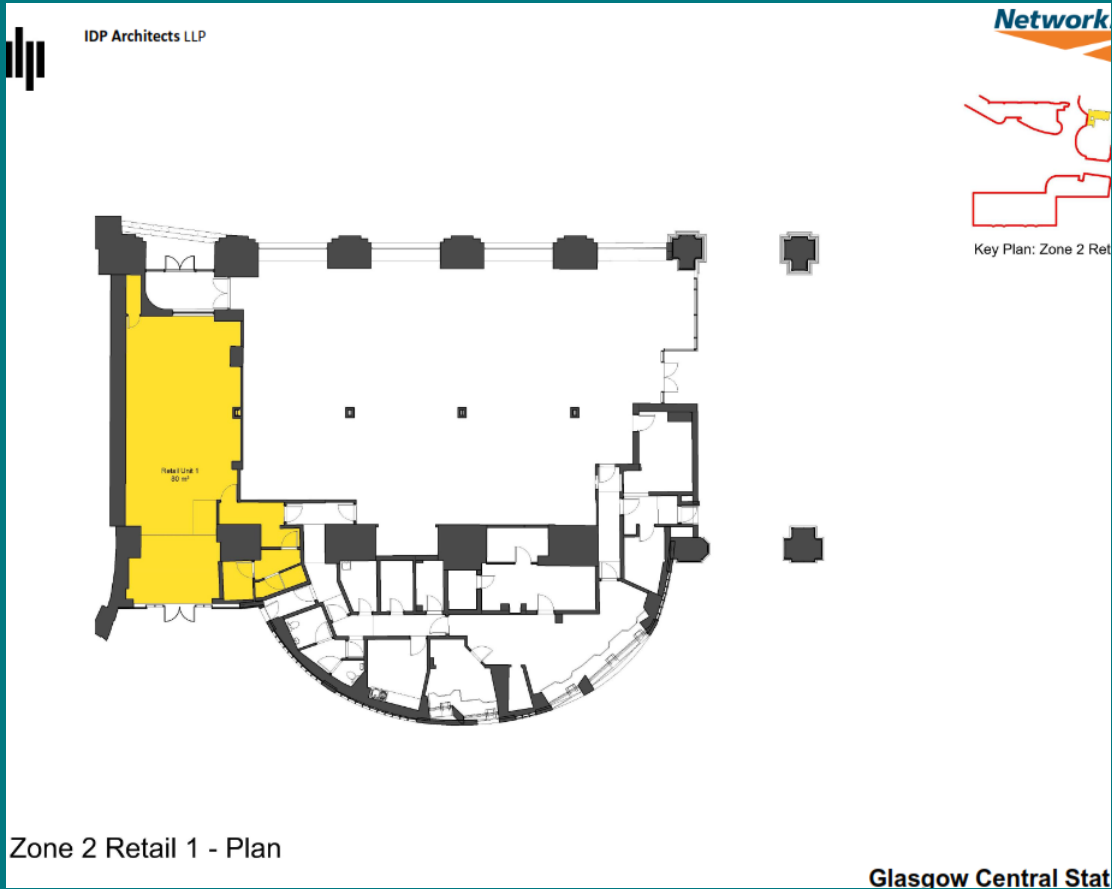
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### Unit 1 HVAC Plant Strategy

1. Mechanical ventilation by way of ceiling void mounted MVHR units
2. Air intake/exhaust to be formed by tenants above station concourse shopfront
3. Air conditioning pipework to be routed within basement service corridor, via existing riser within ScotRail ticket office.
4. Air conditioning plant to be located within basement service corridor, adjacent to ScotRail A/C outdoor units.

A full assessment by prospective tenants can be conducted during a viewing of the unit nearer to completion.

# Operations and legal



Delivery restrictions

No Deliveries on concourse during peak times

Minimum trading hours

Monday to Friday 07:30 – 22:00

Saturday 08:00 – 22:00

Sunday 09:00 – 21:00

Listed building consent

Yes

EPC

TBC on completion of construction

Legal costs

Each party is to be responsible for their own legal costs

LLC Fee's

£4,000+VAT

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