



# THE GARMENT FACTORY

Merchant City, Glasgow

S / M / L / XL

47,382 sq ft of refurbished office space over 6 floors

Office space made to measure.



<b>Under offer</b>
<b>6th floor</b>
8,374 sq ft (778 sq m)
<b>5th floor</b>
8,353 sq ft (776 sq m)
<b>4th floor</b>
8,385 sq ft (779 sq m)
<b>3rd floor</b>
8,385 sq ft (779 sq m)
<b>2nd floor</b>
8,299 sq ft (771 sq m)
<b>Under offer</b>
<b>1st floor</b>
5,586 sq ft (519 sq m)
<b>Total</b>
47,382 sq ft (4,402 sq m)

*Suites from 2000 sq ft available*



*Above: Reception*

# THE SPACE

The Garment Factory will comprise 6 floors of office accommodation ranging between 5,586 sq ft to 8,385 sq ft.

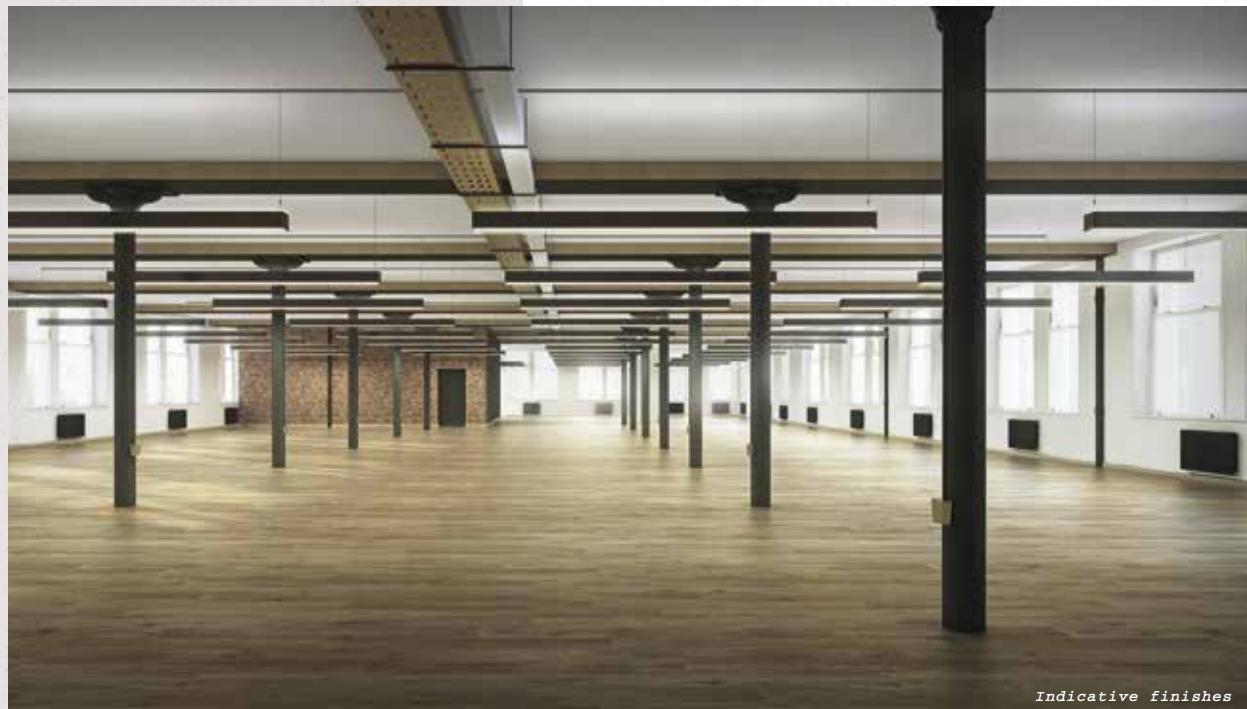
A transformation will be undertaken within The Garment Factory to combine the restoration of many of the original features including exposed ceilings, steel and brickwork, wooden flooring and ornate staircases with the introduction of contemporary finishes throughout, to provide a 21st century workplace.

*Indicative finishes*



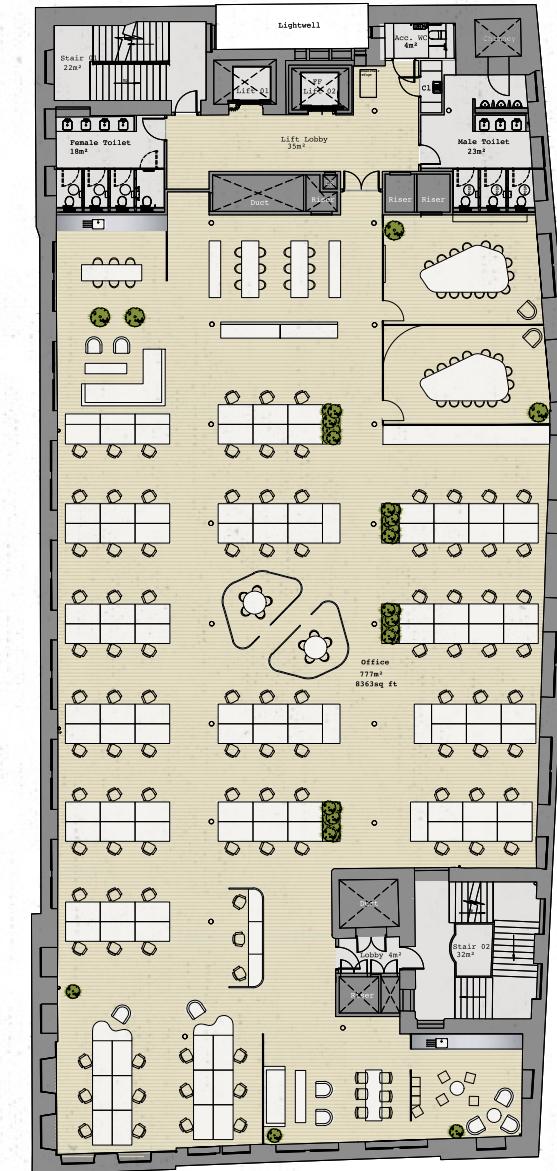
Top: Cafe and breakout area

Bottom: Typical floor



### Specification

- New contemporary double height entrance
- Manned reception
- Touch down space, coffee station and informal waiting area
- New high speed lifts
- New male, female and disabled toilets per floor
- Basement cycle storage and shower facilities
- Track LED lighting
- High quality floor coverings
- Air conditioning (5th floor)
- Target EPC 'C'



**Space Plan (5th Floor)**

97 desks

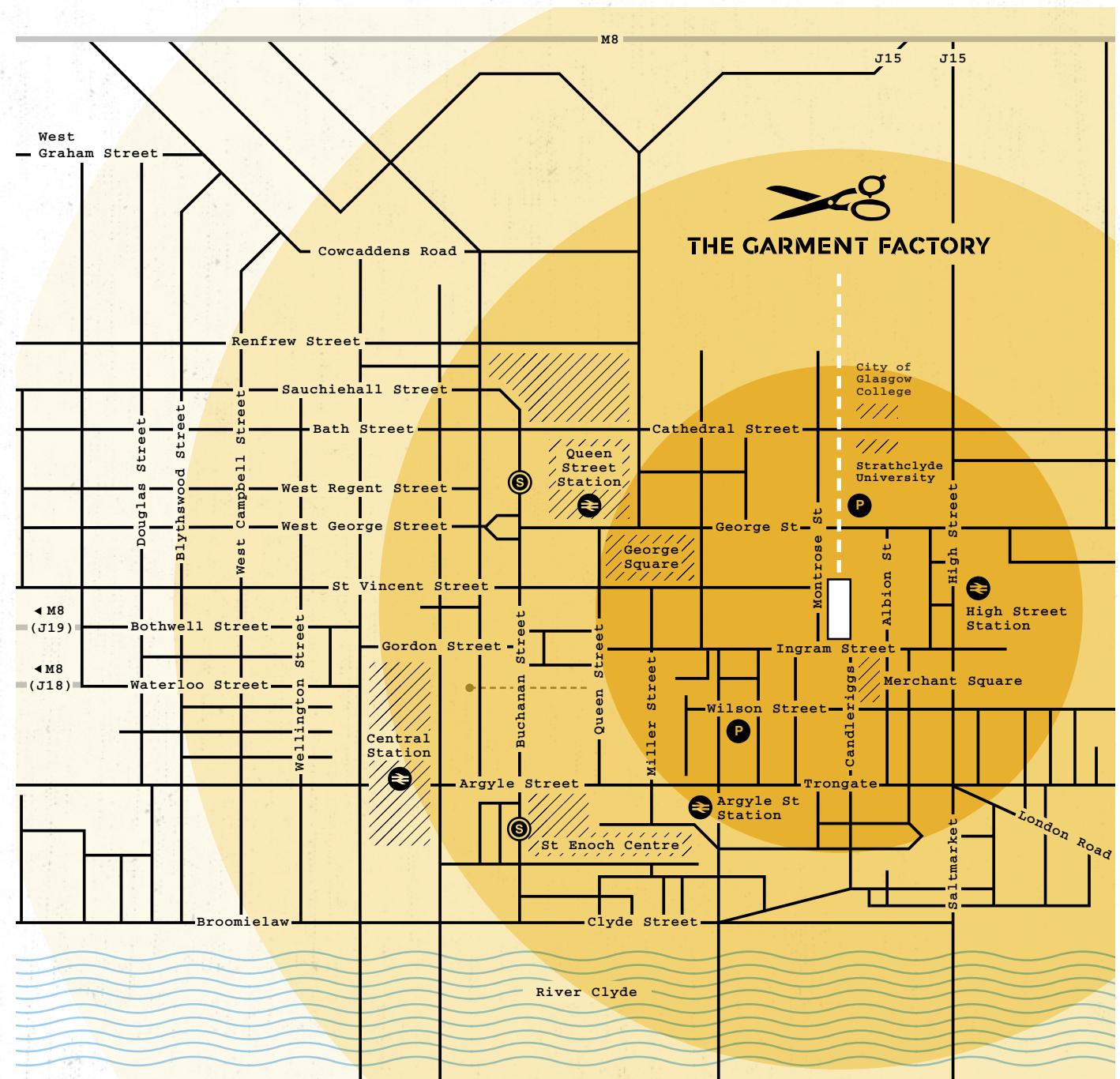
8 sq m/person

Minutes walk:



# THE LOCATION

Getting here couldn't be simpler, with main line & underground stations within a few minutes walk, plenty of off street parking and easy access to the M8 motorway.



# MERCHANT CITY

Merchant City is one of Glasgow's most vibrant areas brimming with art, culture, and fashion, complete with fabulous places to eat and drink. It hosts a number of nationally recognised restaurant names alongside eclectic independent bars, galleries and quirky little shops to explore.



Above:  
*Cafe Gandolfi*

Right:  
*Argyle Street*



Above:  
*Doghouse bar*

Left:  
*Metropolitan Bar & Restaurant*



Right:  
*Hutchesons*

Below:  
*Merchant Square*



# CONTACT DETAILS



THE GARMENT FACTORY

Montrose Street,  
Glasgow, G1 1RE  
[www.garment-factory.co.uk](http://www.garment-factory.co.uk)

*Letting Agents:*

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