

8 Newton Place

GLASGOW, G3 7PR



*Exceptional commercial-to-residential
conversion opportunity*



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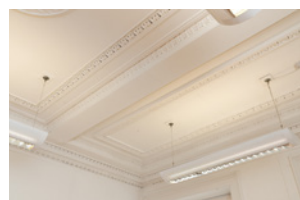
A truly exceptional and increasingly rare opportunity to acquire a substantial four-storey mid-terrace townhouse in one of Glasgow's most prestigious and sought-after addresses, situated within the highly desirable Newton Place.

THE RECEPTION



Currently utilised as office accommodation, the property extends over four principal levels comprising basement, ground, first and second floors, offering extensive internal accommodation and significant redevelopment potential. The building presents an outstanding opportunity for commercial-to-residential conversion, with scope to create a bespoke luxury townhouse, high-end apartments, serviced accommodation or alternative residential use, subject to obtaining the necessary planning consents.

OFFICE 1



OFFICE 2

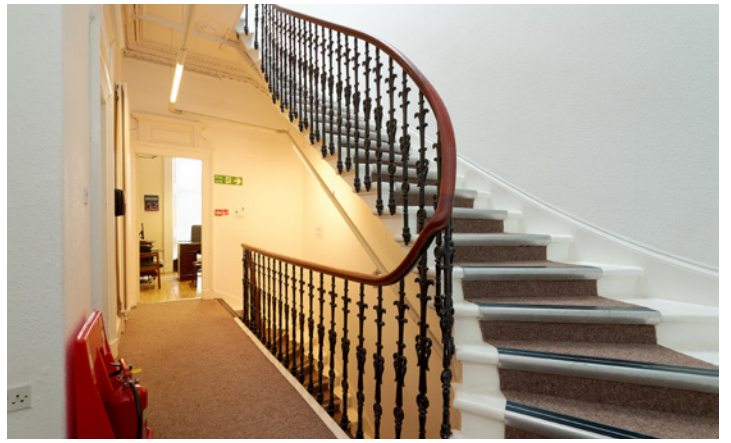


BASEMENT SESSION ROOMS 1 & 2



BASEMENT SESSION ROOMS 3 & 4





FIRST FLOOR MEETING ROOM



SESSION ROOM 5 & KITCHEN/STAFF ROOM





SECOND FLOOR PRESENTATION ROOM



SECOND FLOOR SESSION ROOMS 6 & 7



Occupying an exceptional position within Glasgow's prime Park District, the property benefits from immediate access to the city centre, Kelvingrove, Finnieston and the West End, while retaining the character and prestige associated with this established address.

A particularly rare and valuable feature is the provision of six private car parking spaces to the rear, an increasingly scarce asset within this central location.

EXTERNALS

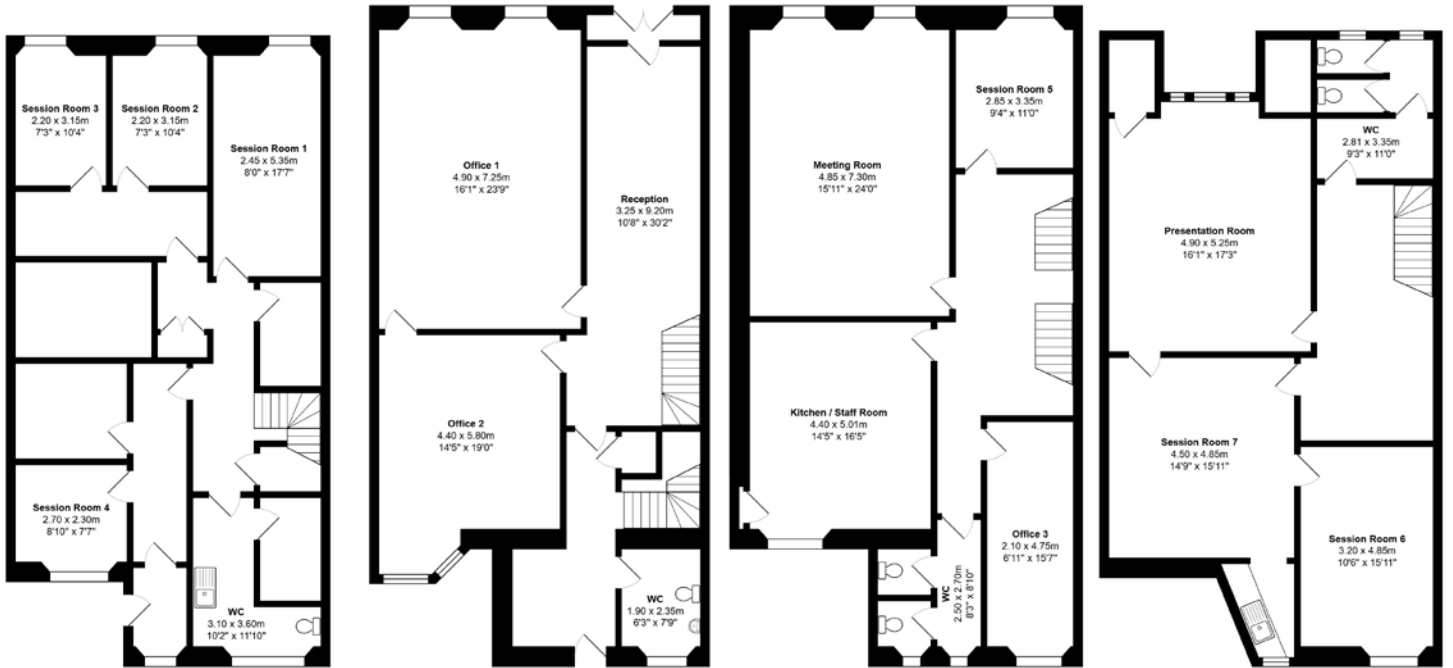


Key Features:

- Rare commercial to residential conversion opportunity (subject to consents).
- Prestigious Newton Place address.
- Mid-terrace townhouse extending over four levels.
- Basement, ground, first and second floor accommodation.
- Currently configured as offices.
- Significant redevelopment and value-add potential.
- Six private rear parking spaces.
- Prime central Glasgow location within the sought-after Park District.

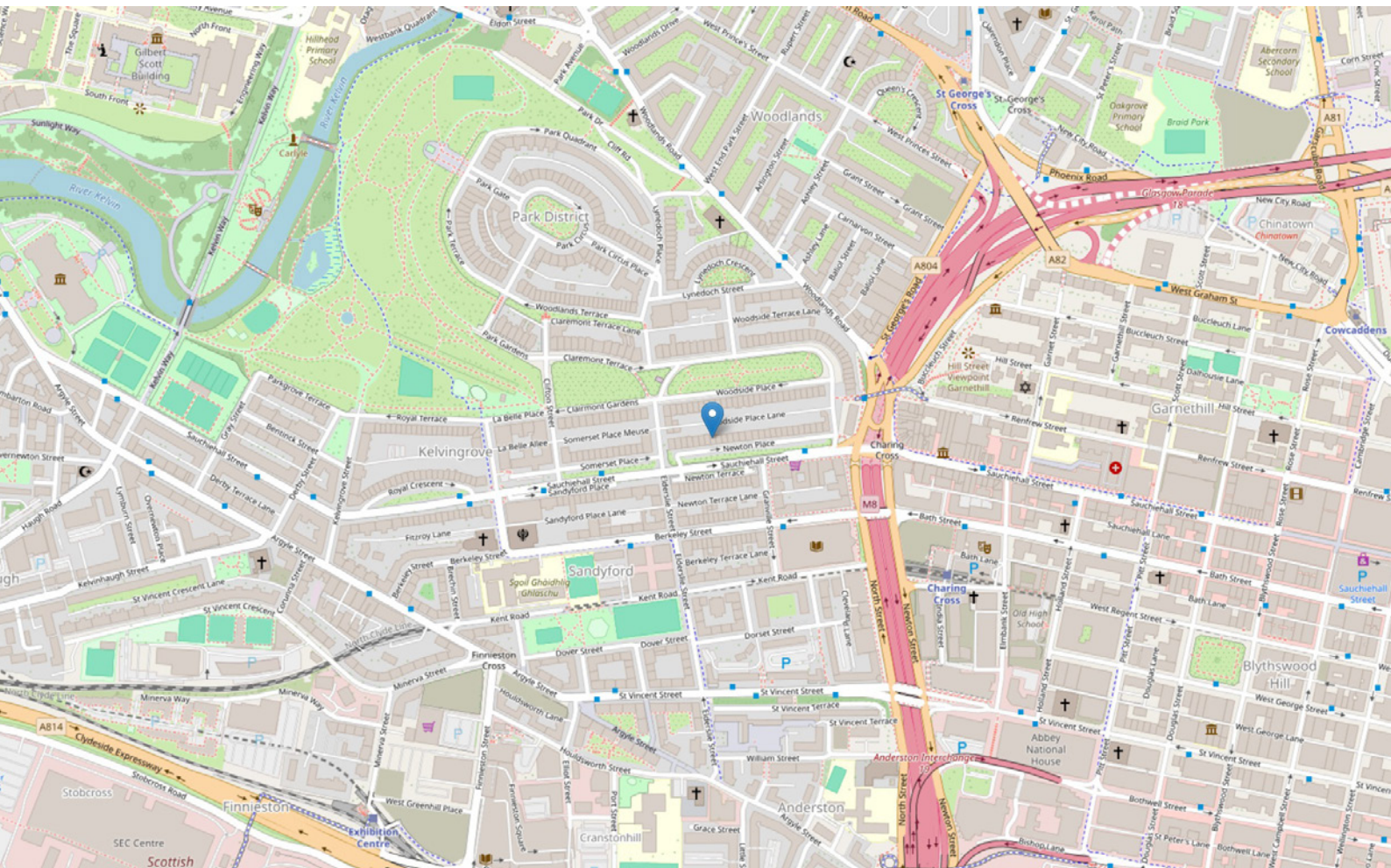
Opportunities of this nature and scale within Newton Place are exceptionally rare and offer considerable potential for investors, developers and owner-occupiers alike.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 351.43m² | EPC Rating: G



THE LOCATION

The property occupies an exceptional position within Glasgow's prestigious Park District at Newton Place, one of the city's most sought-after and established addresses.

Situated immediately adjacent to Glasgow City Centre, the location offers excellent access to the city's principal commercial, financial and leisure districts whilst benefiting from the character and exclusivity associated with the Park area. The property lies within close proximity to the vibrant areas of Finnieston and Glasgow West End, both renowned for their extensive range of restaurants, bars, cafés and amenities.

The area benefits from excellent transport connectivity with nearby access to the M8 motorway network, linking directly to Glasgow International Airport and Scotland's wider motorway infrastructure. Public transport links are also readily available, with both Charing Cross railway station and Anderston railway station within walking distance, together with numerous bus routes serving the city and surrounding areas.

The location further benefits from immediate access to major landmarks including Kelvingrove Park, Kelvingrove Art Gallery and Museum, the SEC campus and the city's principal business districts, reinforcing the appeal of the property for residential redevelopment or continued commercial use.



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