



BOTHWELL  
STREET  
—  
GLASGOW

7,000 - 53,945 SQ FT

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- PRIME CITY CENTRE LOCATION
  - COMPREHENSIVE REFURBISHMENT
  - OFFICE SPACE AVAILABLE FROM **7,000 - 53,945** SQ FT
  - DEDICATED CAR PARKING



95

BUCHANAN  
BUS STATION

QUEEN STREET  
STATION

BUCHANAN  
GALLERIES

BUCHANAN STREET  
SUBWAY STATION

GEORGE  
SQUARE

BLYTHSWOOD  
HOTEL

CENTRAL  
STATION

HOTEL  
INDIGO

RADISSON  
HOTEL

Q PARK

MARRIOTT  
HOTEL

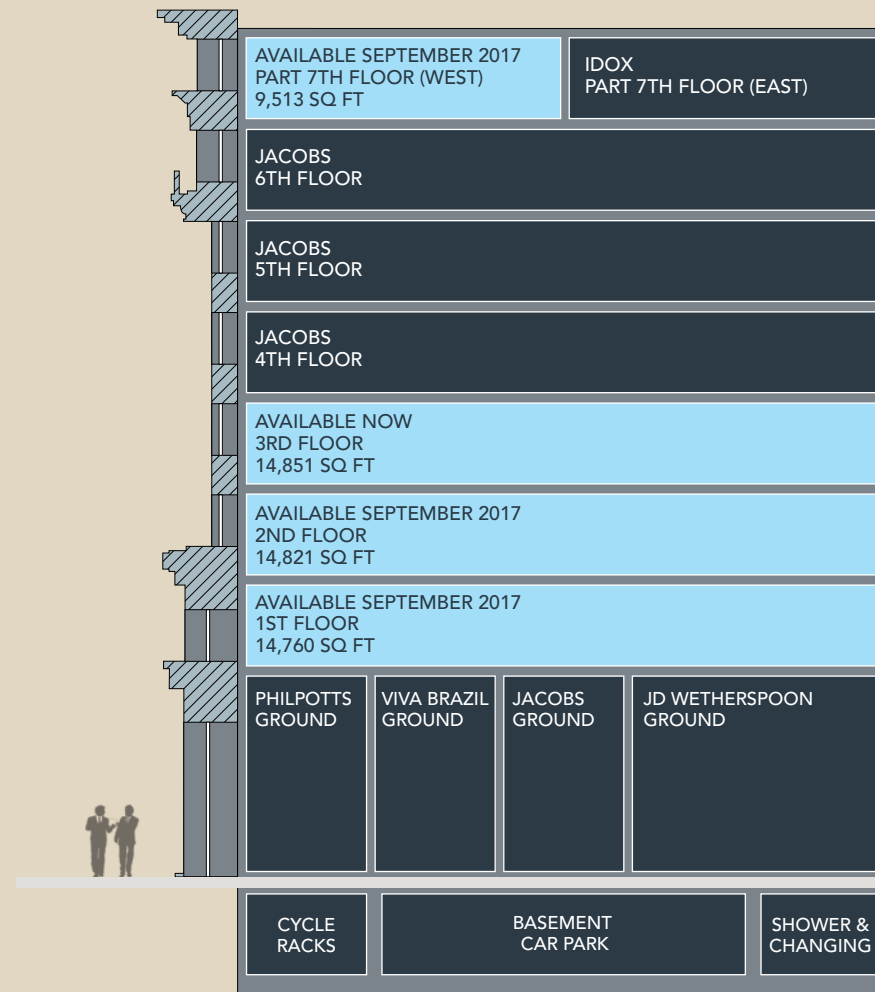
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## Overview

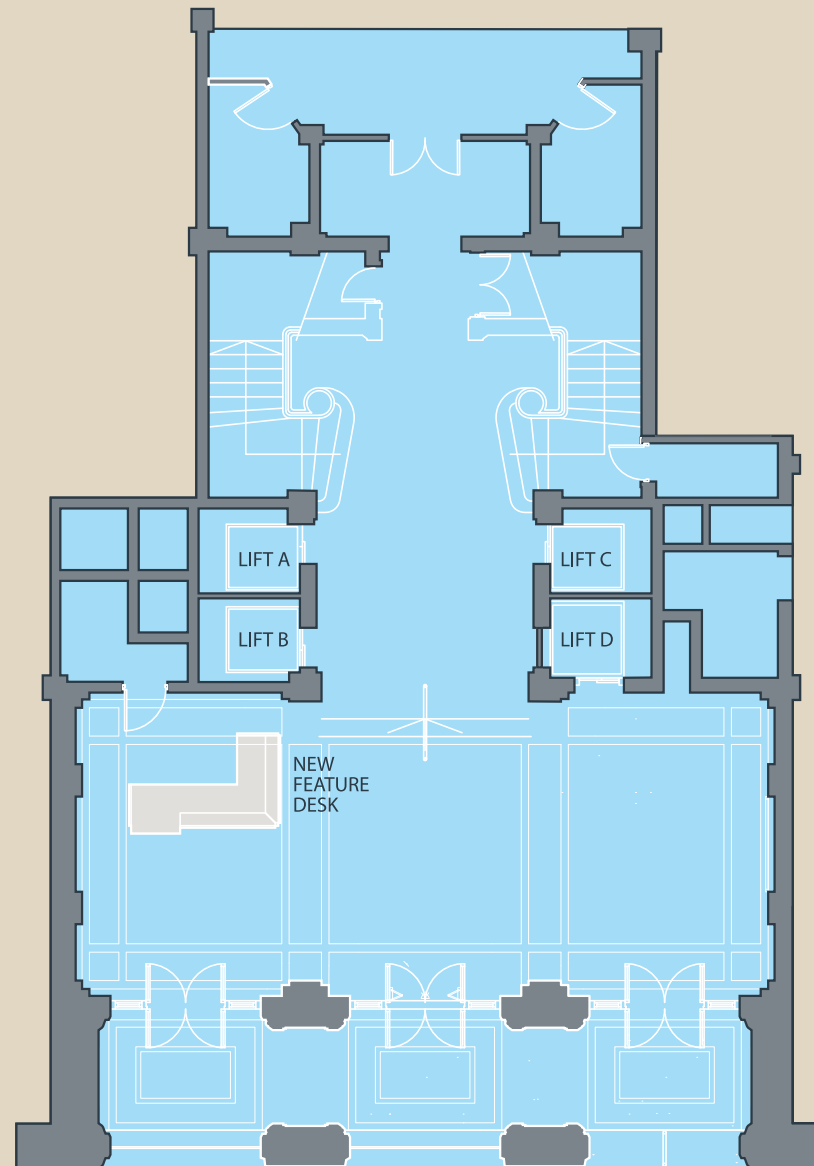
- Comprehensively refurbished offices
- Specification flexibility for occupiers
- Range of size options
- Upgraded entrance foyer
- Cyclist shower and changing facilities
- Secure basement car parking
- Building manager
- 24/7 CCTV security
- Disabled person access



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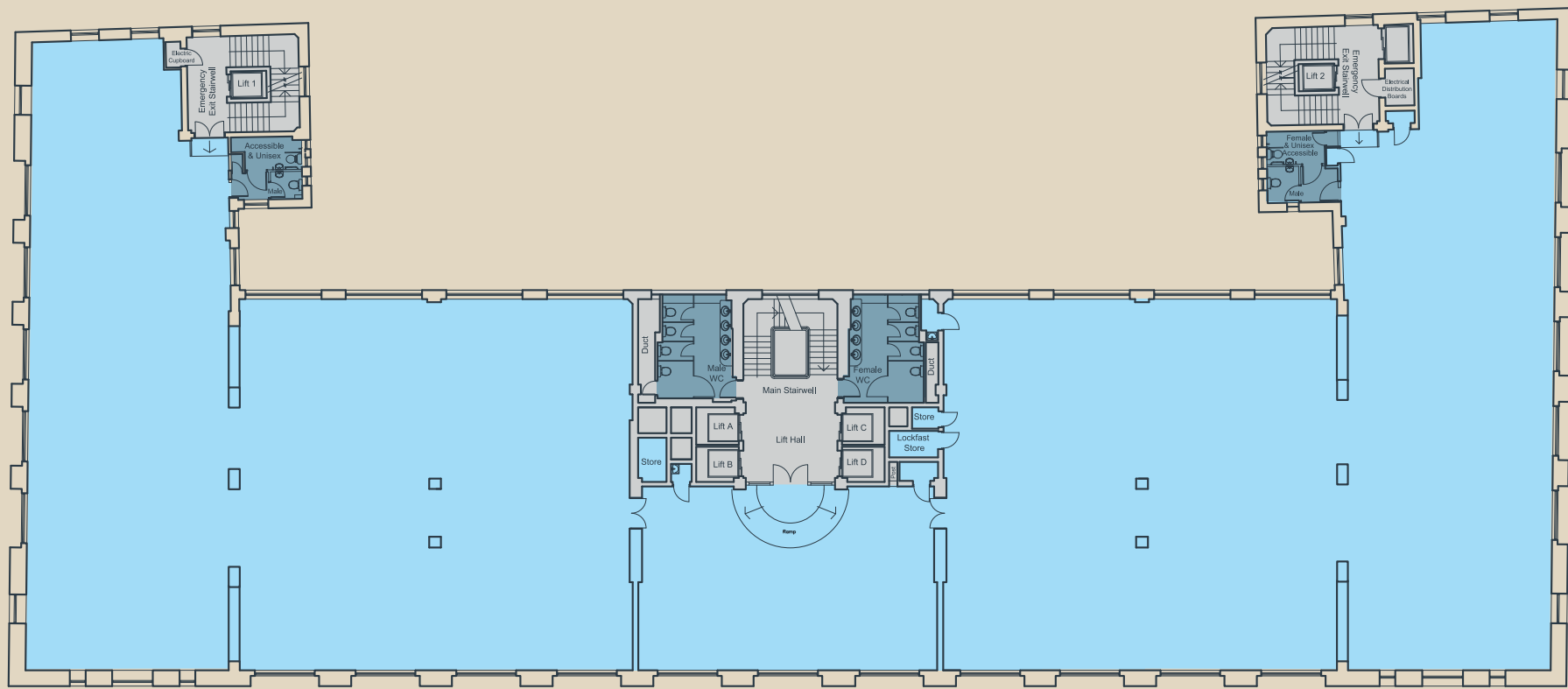
## Reception

- New bespoke reception desk
- New digital and tenant directory board
- New LED feature ceiling lights
- New linear LED lighting
- Improved DDA - new electronically controlled central doors
- Comprehensive redecoration



Proposed  
3rd Floor

14,851 sq ft

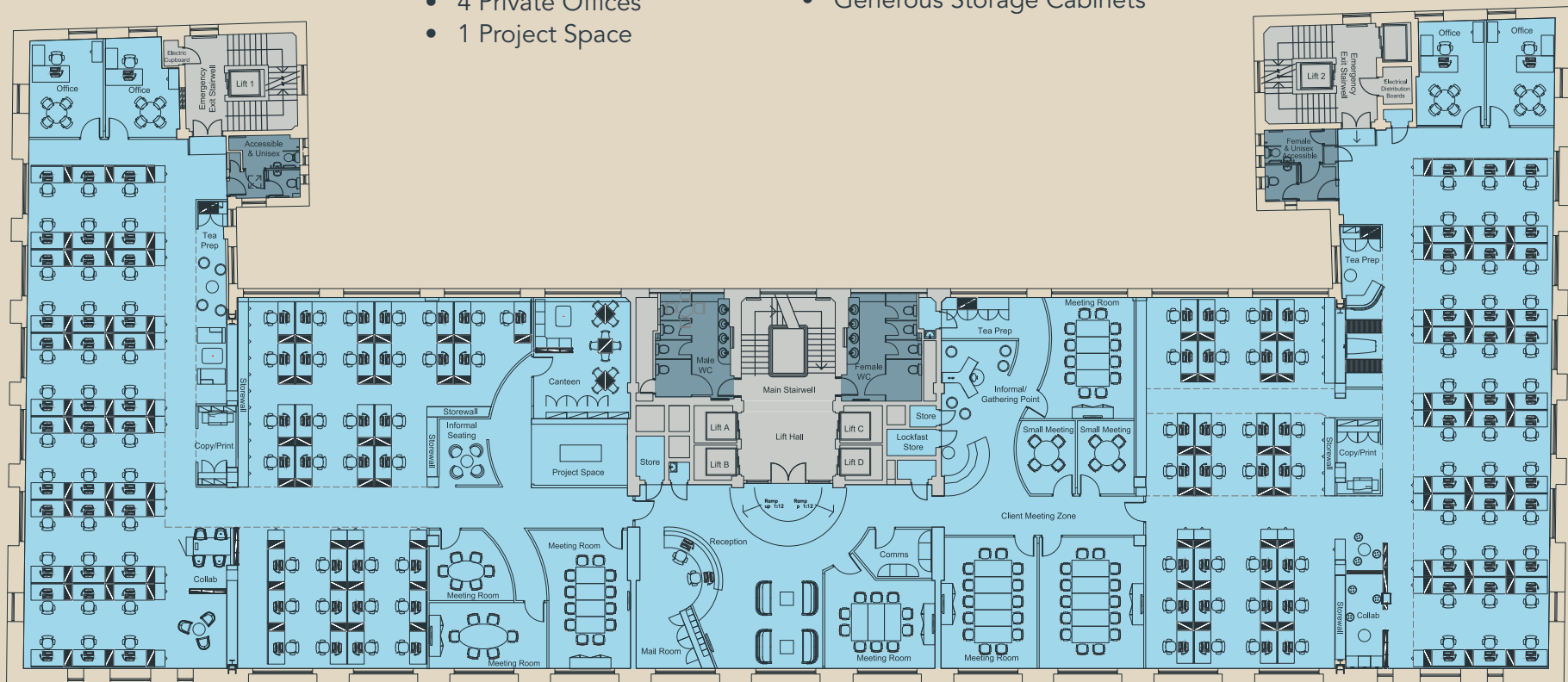


## Space Plan Option 1

NIA - 14,851 sq ft/1,380 sq m  
 139 desks - 1800x600 mm  
 1 person per 9.9 sq m

## Support Facilities

- 1 Reception Area (2 persons)
- 2 Meeting (14 persons)
- 2 Meeting (12 persons)
- 1 Meeting (10 persons)
- 2 Meeting (6 persons)
- 2 Meeting (4 persons)
- 1 Informal Client Meeting
- 4 Private Offices
- 1 Project Space
- 1 Staff Canteen
- 3 Tea Prep Areas
- 2 Copy/Print
- 3 Collaboration Zones/Informal Meeting
- 1 Mail Room
- 1 Comms
- 1 Media Bench
- Generous Storage Cabinets



## Space Plan Option 2

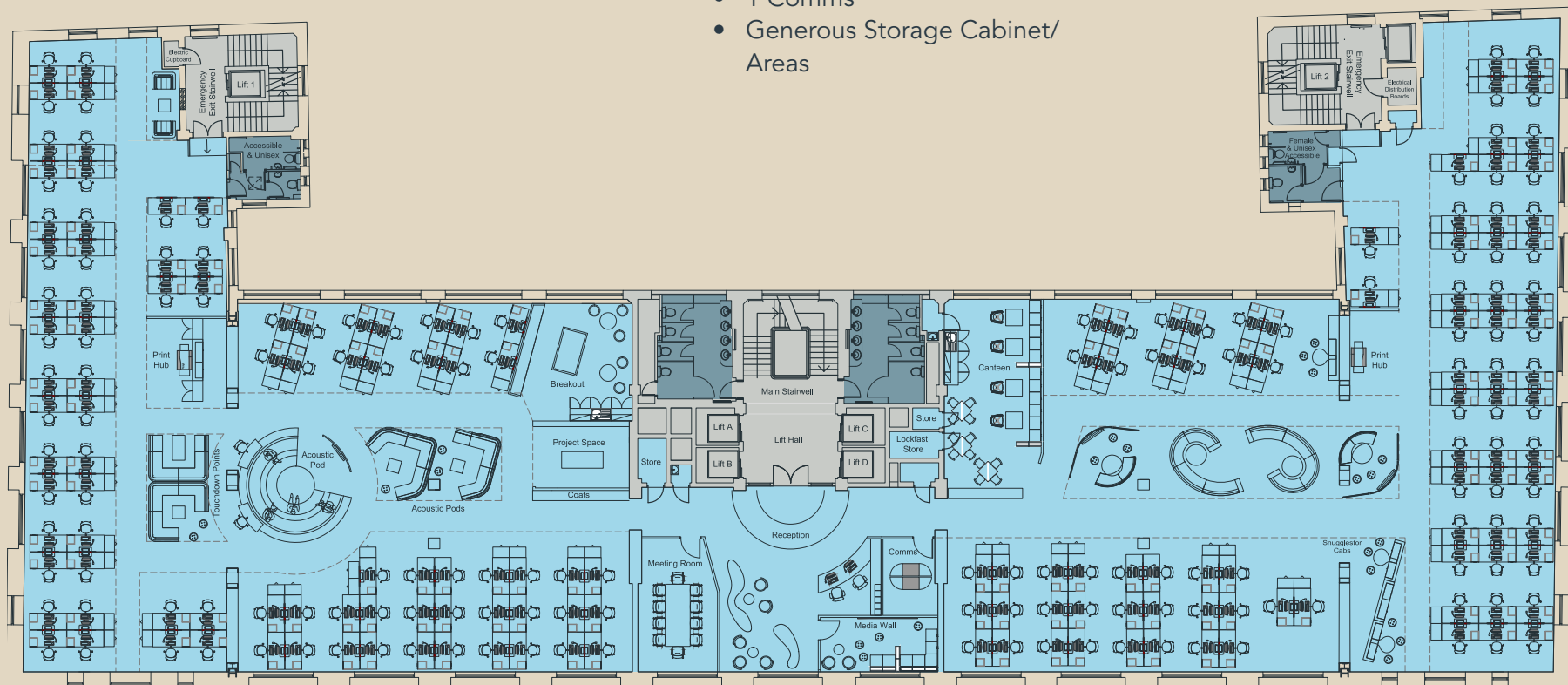
NIA - 14,851 sq ft/1,380 sq m

170 desks - 1600x800 mm with desktop storage units

1 person per 8.1 sq m

## Support Facilities

- 1 Reception Area (2 persons)
- 1 Meeting (10 persons)
- 3 Informal Meeting Areas
- 2 Acoustic Media Pods
- 2 Print Hubs
- 1 Canteen
- 1 Breakout Zone
- 1 Project Space
- 1 Comms
- Generous Storage Cabinet/  
Areas





## Specification

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- Exposed feature ceiling finish
  - Suspended LED lighting
  - Perimeter heating system
  - Natural ventilation
  - Raised access flooring
  - New male / female toilet facilities
  - EPC - D
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INDICATIVE IMAGE





BOTHWELL  
STREET  
—  
GLASGOW

**Ryden**

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