



SPECTRUM
BUILDING

55 Blythswood Street
Glasgow
G2 7AT

To Let

Modern refurbished
office space

5th floor
9,449 sq ft / 878 sq m

The Spectrum Building gives occupiers the opportunity to work from one of Glasgow's most recognisable office buildings, right in the heart of the Central Business District.



SPECTRUM
BUILDING





SPECTRUM BUILDING

Following extensive refurbishment, the Spectrum Building provides outstanding contemporary space to suit the most discerning of occupiers.



Large, flexible open plan floor plates

The Spectrum Building offers space planning options that can be tailored to suit your business.

- Floor to ceiling height glazing
- Exceptional natural daylighting
- 150mm metal deck raised access floor
- 4 pipe fan coil air-conditioning
- Metal suspended ceiling incorporating LED lighting
- 4 secure car parking spaces

Indicative Space Planning

5th Floor

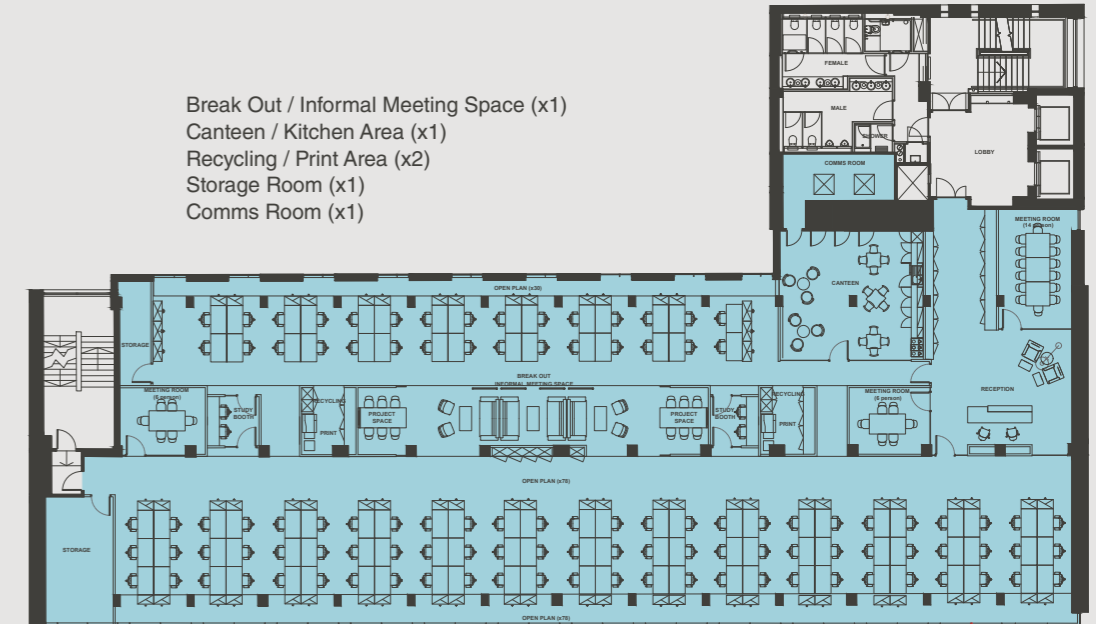
9,449 sq ft | 878 sq m

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1:8 sq m per person

Total Staff: 109
 Offices (x1)
 Meeting Rooms (x3)
 Project Space (x2)
 Study Booth (x2)

Break Out / Informal Meeting Space (x1)
 Canteen / Kitchen Area (x1)
 Recycling / Print Area (x2)
 Storage Room (x1)
 Comms Room (x1)

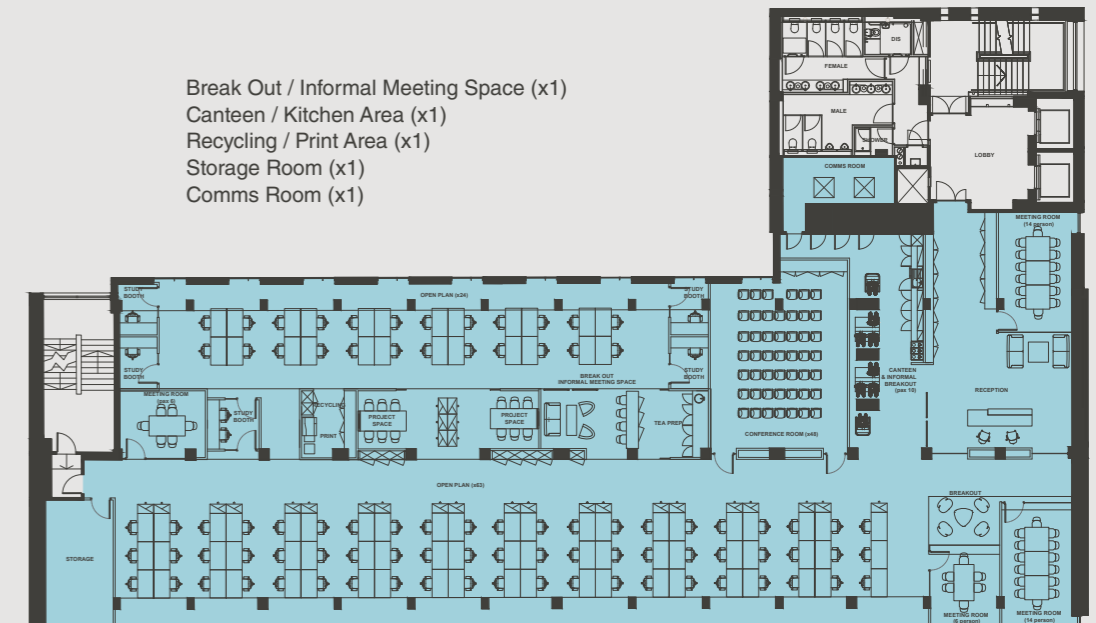


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1:10 sq m per person

Total Staff: 87
 Offices (x2)
 Conference Room
 Study Booth (x4)
 Meeting Rooms (x3)
 Project Space (x2)

Break Out / Informal Meeting Space (x1)
 Canteen / Kitchen Area (x1)
 Recycling / Print Area (x1)
 Storage Room (x1)
 Comms Room (x1)



Indicative Image



The Spectrum Building's central location offers easy access to a first class selection of amenities including restaurants, bars, coffee / sandwich shops, hotels and the excellent retail opportunities provided by nearby Buchanan Street and Argyle Street.

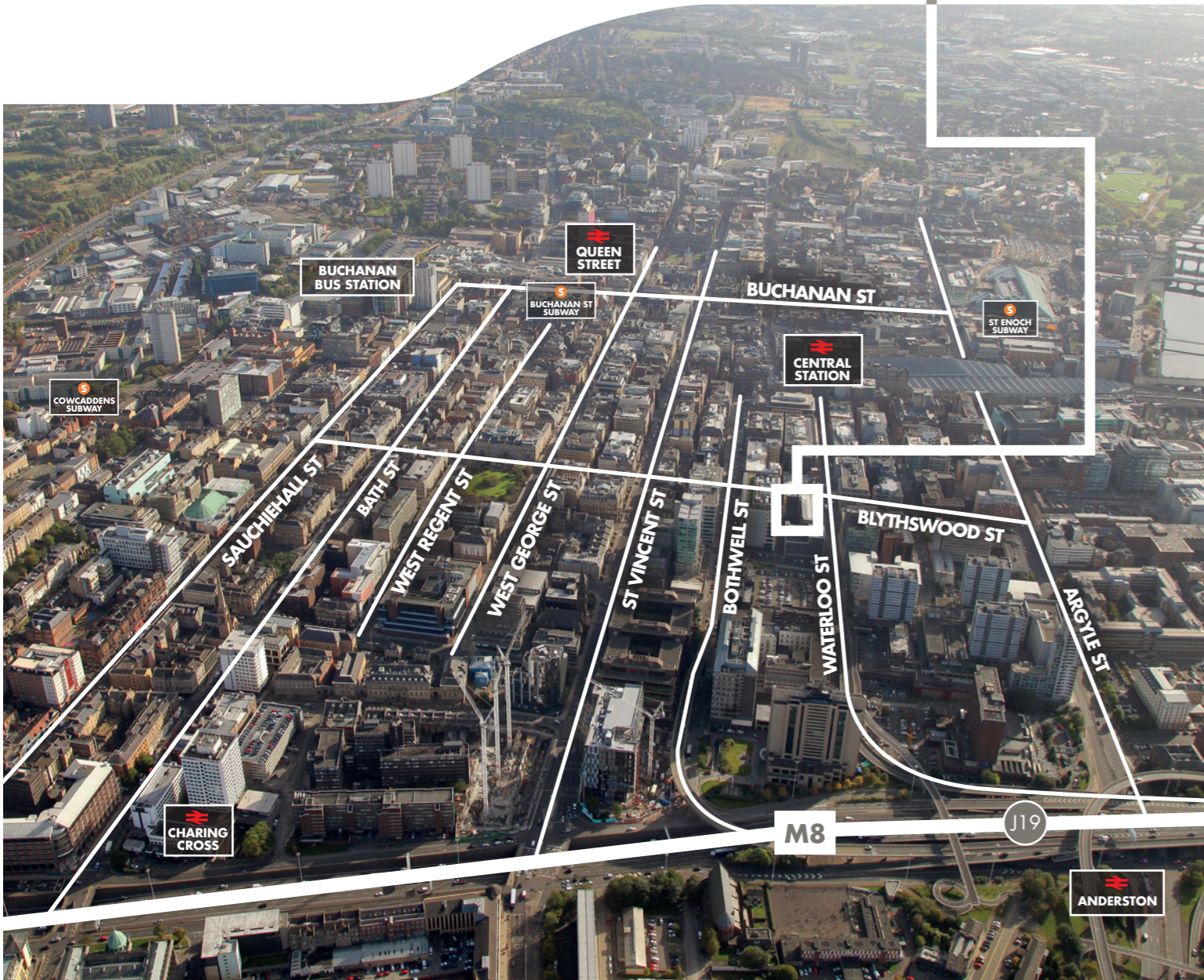
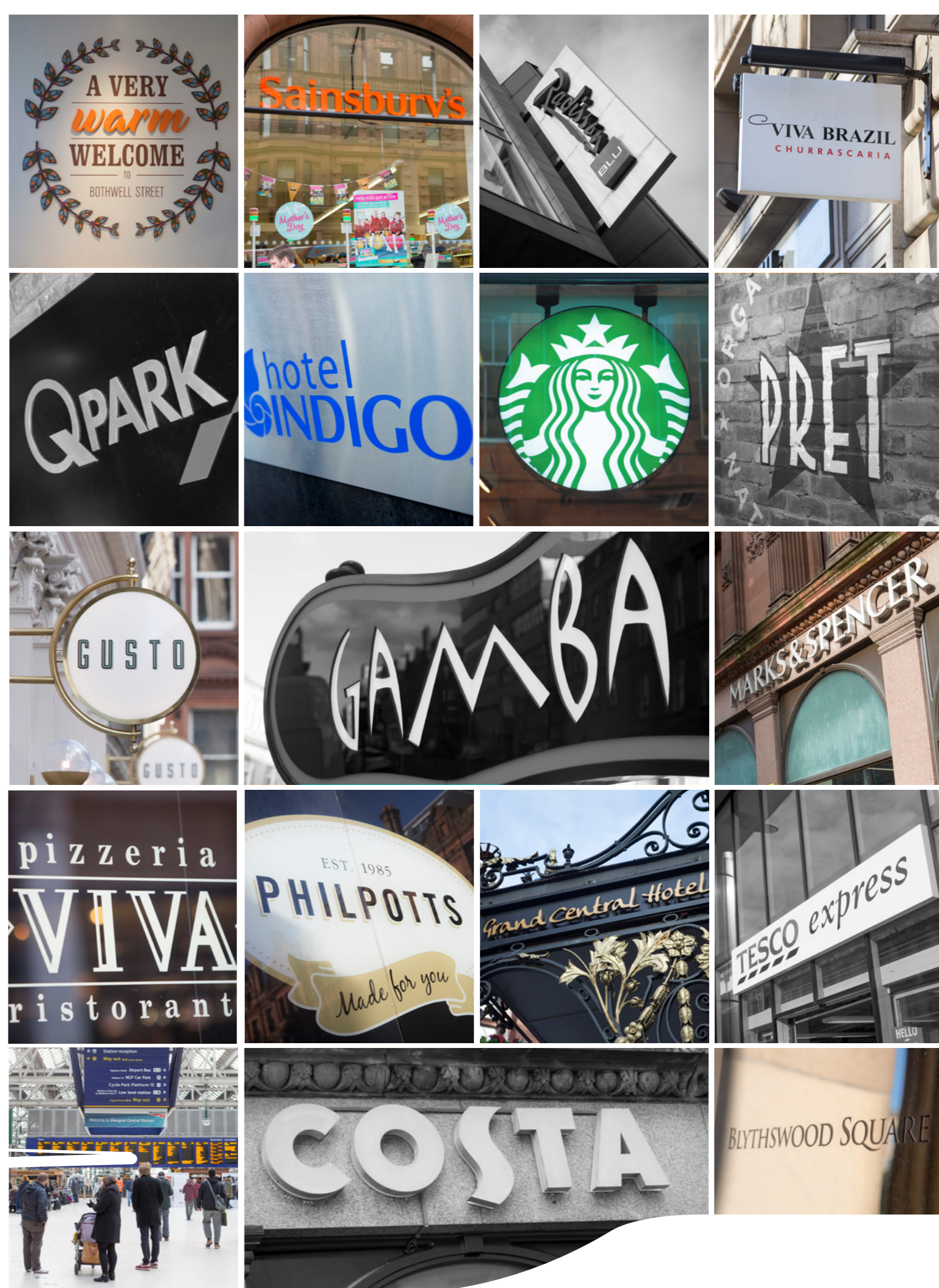
Glasgow Central and Queen Street railway stations and Buchanan Street subway station are within a short walk and multiple bus services operate close by on Waterloo Street, Hope Street and Renfield Street.

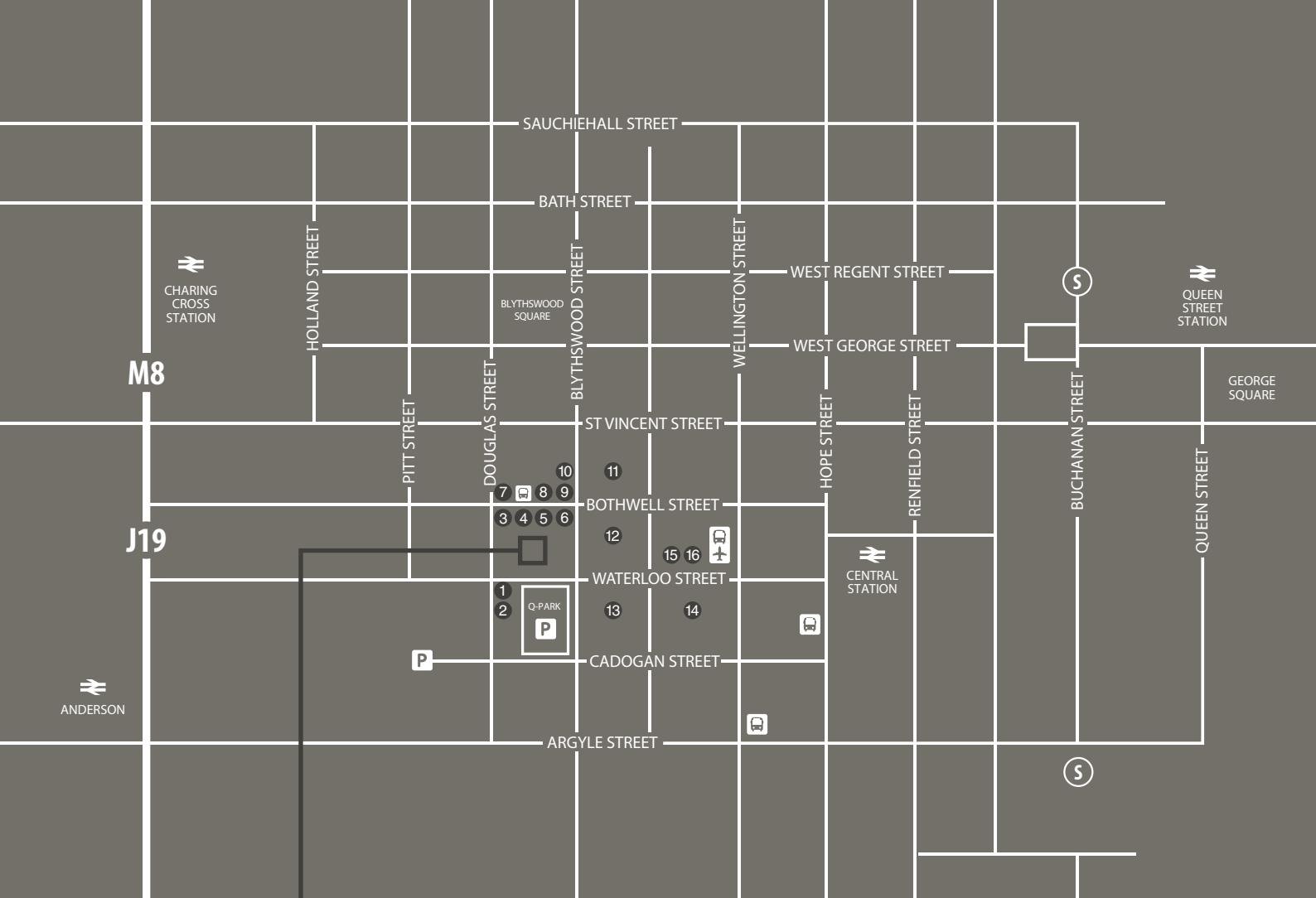
Junction 19 of the M8 is within 1 minute's drive and the 660 space Q-Park multi-storey car park lies directly opposite Spectrum.



Walking Times

- 4mins Central Station
- 8mins Anderston Station
- 10mins Charing Cross Station
- 10mins Buchanan Street Subway
- 11mins St Enoch Subway
- 12mins Queen Street Station





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Neighbouring Occupiers

- | | |
|-------------------|--------------------------|
| 1. Morgan Stanley | 9. Burness Paull |
| 2. Aon | 10. BNP Paribas |
| 3. PwC | 11. Student Loans Co. |
| 4. JPMorgan | 12. Jacobs |
| 5. Pinsent Masons | 13. Lloyds Banking Group |
| 6. Shell | 14. JPMorgan |
| 7. Barclays Bank | 15. Scottish Enterprise |
| 8. Aggreko | 16. Abellio |

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