

A development by

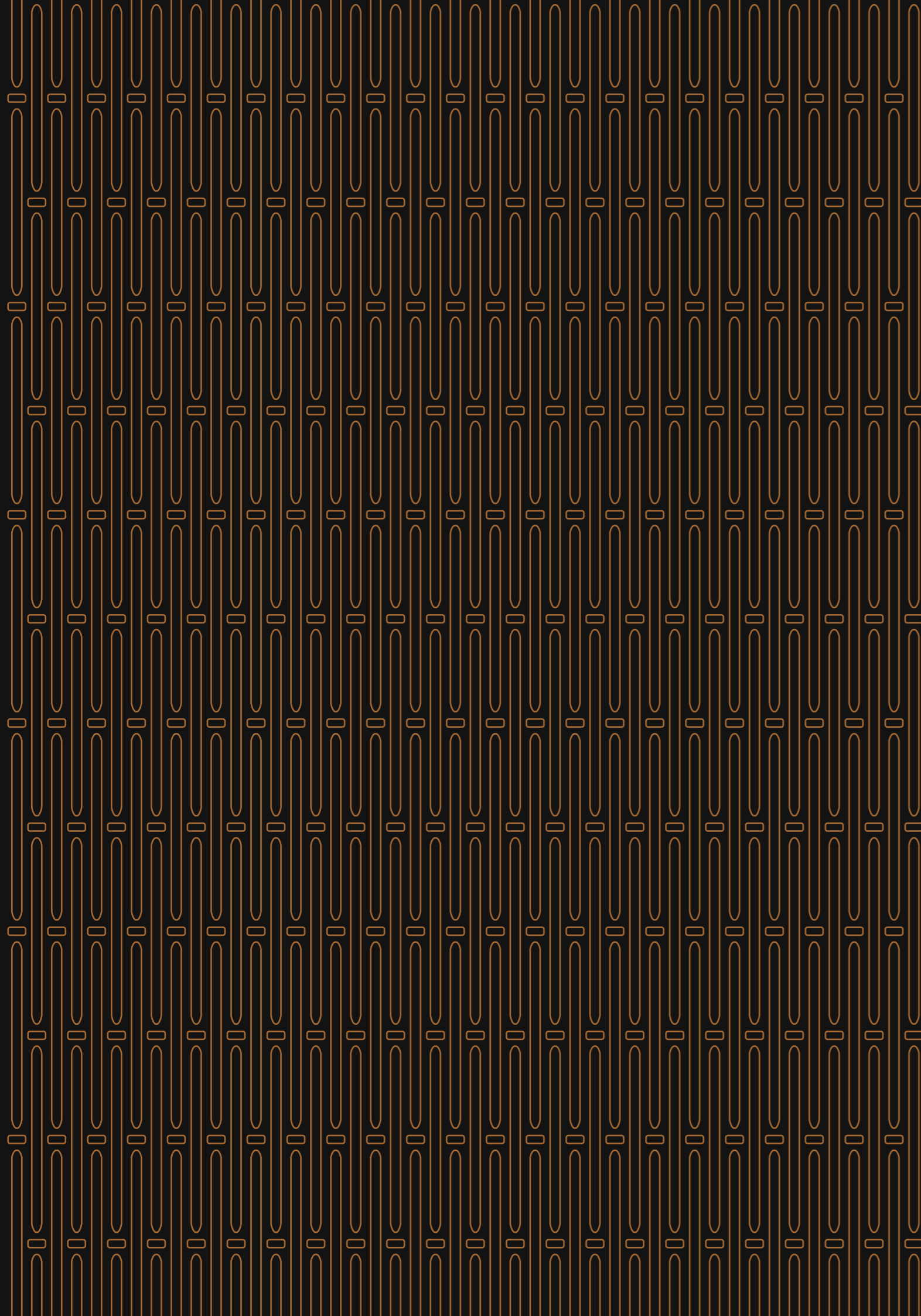


NFU Mutual

# 191

WEST  
GEORGE  
STREET

GLASGOW | G2 2LJ



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**191 West George Street** is one of the most prominent buildings within the Central Business District of Glasgow, occupying a highly visible position on the corner of West George Street and Wellington Street.

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The building is undergoing a complete transformation, including a stunning redesign of the reception area, re-enforcing 191 West George Street as Glasgow's premier business address.



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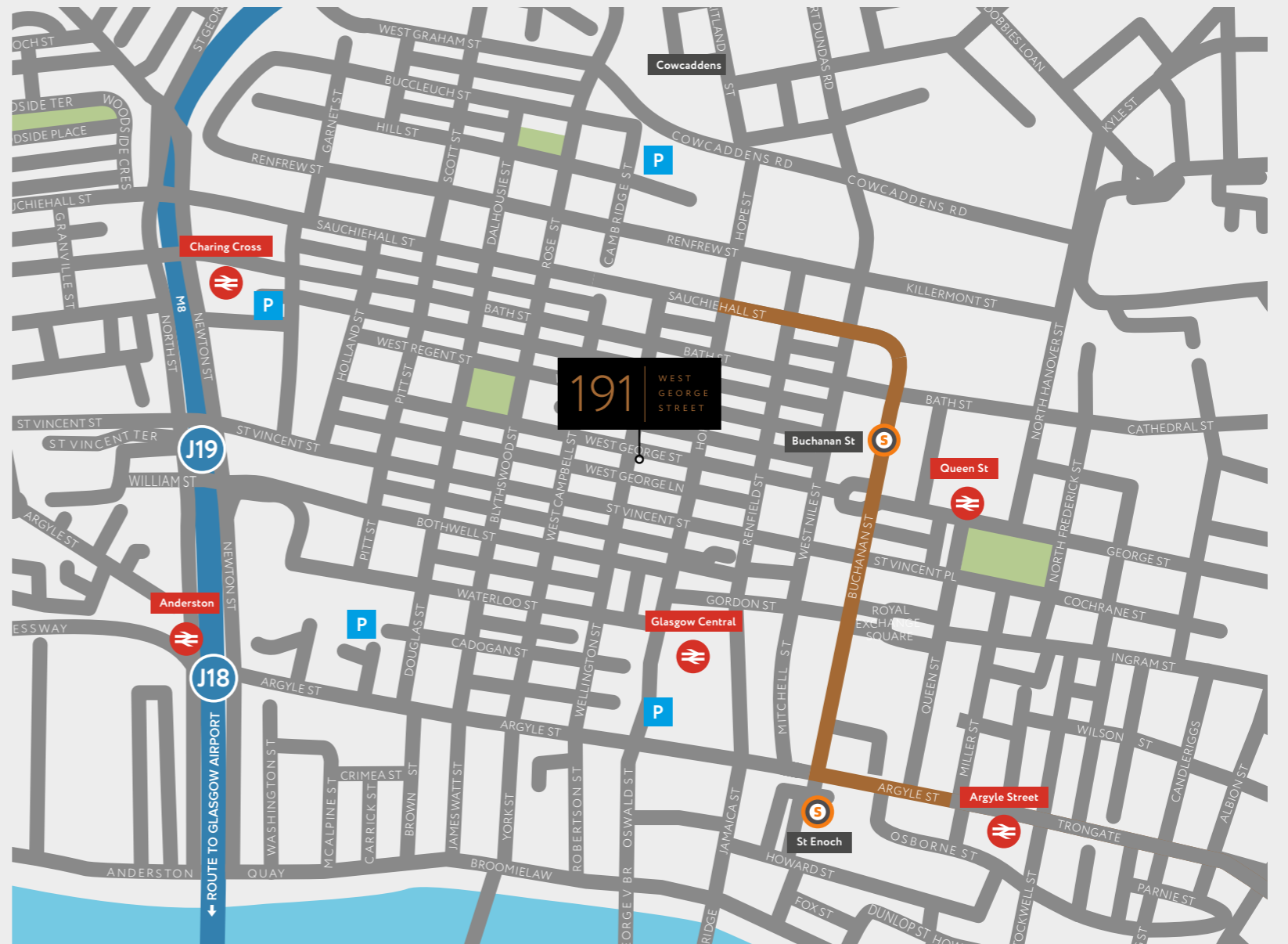
## PRIME CBD

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191 West George Street is ideally placed to allow occupiers to take advantage of everything Glasgow has to offer, with the M8 motorway, excellent public transport links and Buchanan Street's retail offering all only minutes away.



# EXCELLENT CONNECTIONS



## WALKING

Glasgow Central Station	04 mins
Queen Street Station	05 mins
Buchanan Sub Station	05 mins
Buchanan Bus Station	08 mins
St. Enoch's Sub Station	10 mins
Charing Cross Station	12 mins

## RAIL

Motherwell	25 mins
Edinburgh	51 mins
Dundee	1hr 18 mins
Aberdeen	2hrs 31 mins
Manchester	3hrs 19 mins
London	4hrs 33 mins

## CAR

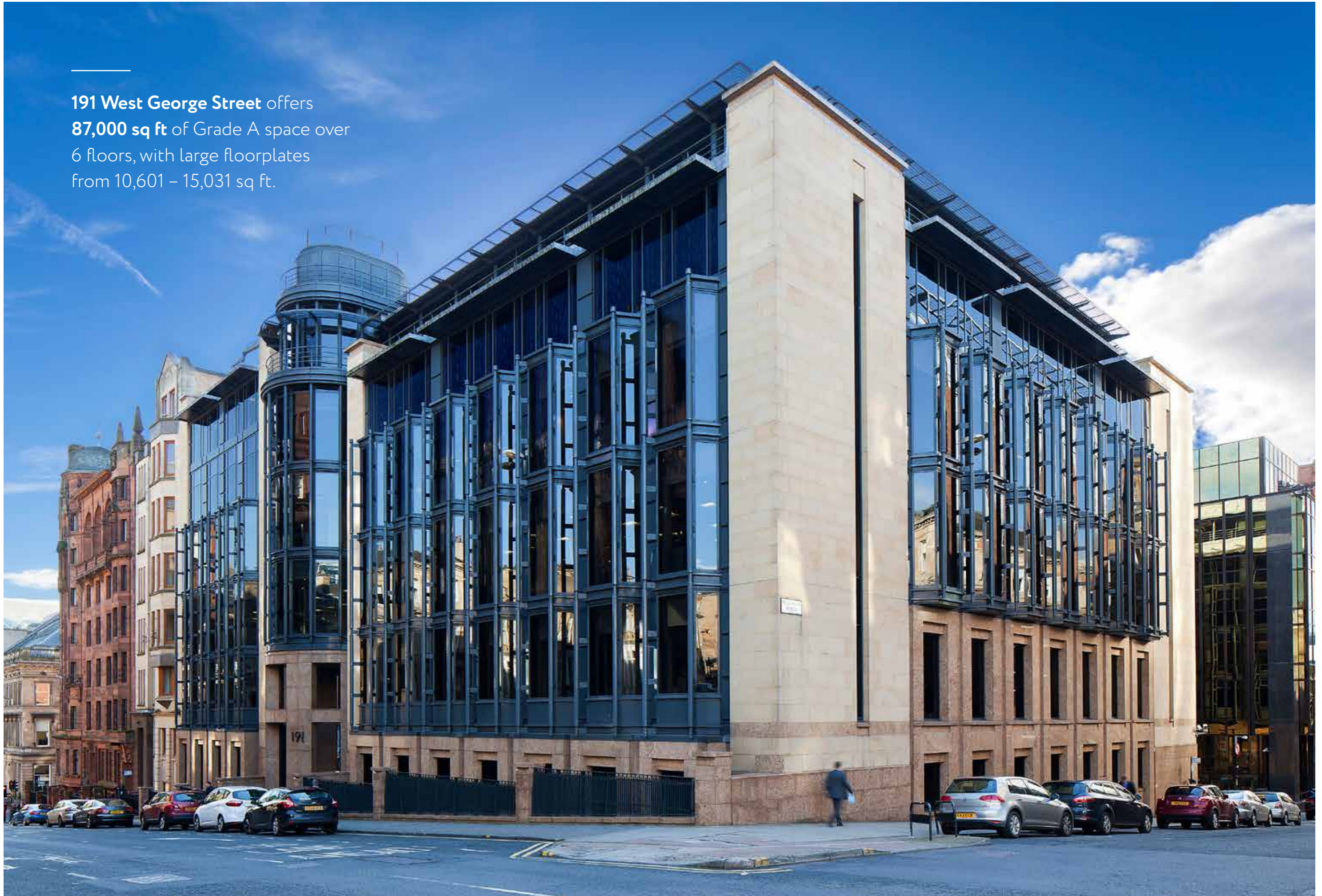
Glasgow Airport	24 mins
Edinburgh	1hr 10 mins
Dundee	1hr 42 mins
Aberdeen	2hrs 50 mins
Manchester	3hrs 45 mins
London	7hrs





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**191 West George Street** offers  
**87,000 sq ft** of Grade A space over  
6 floors, with large floorplates  
from 10,601 – 15,031 sq ft.





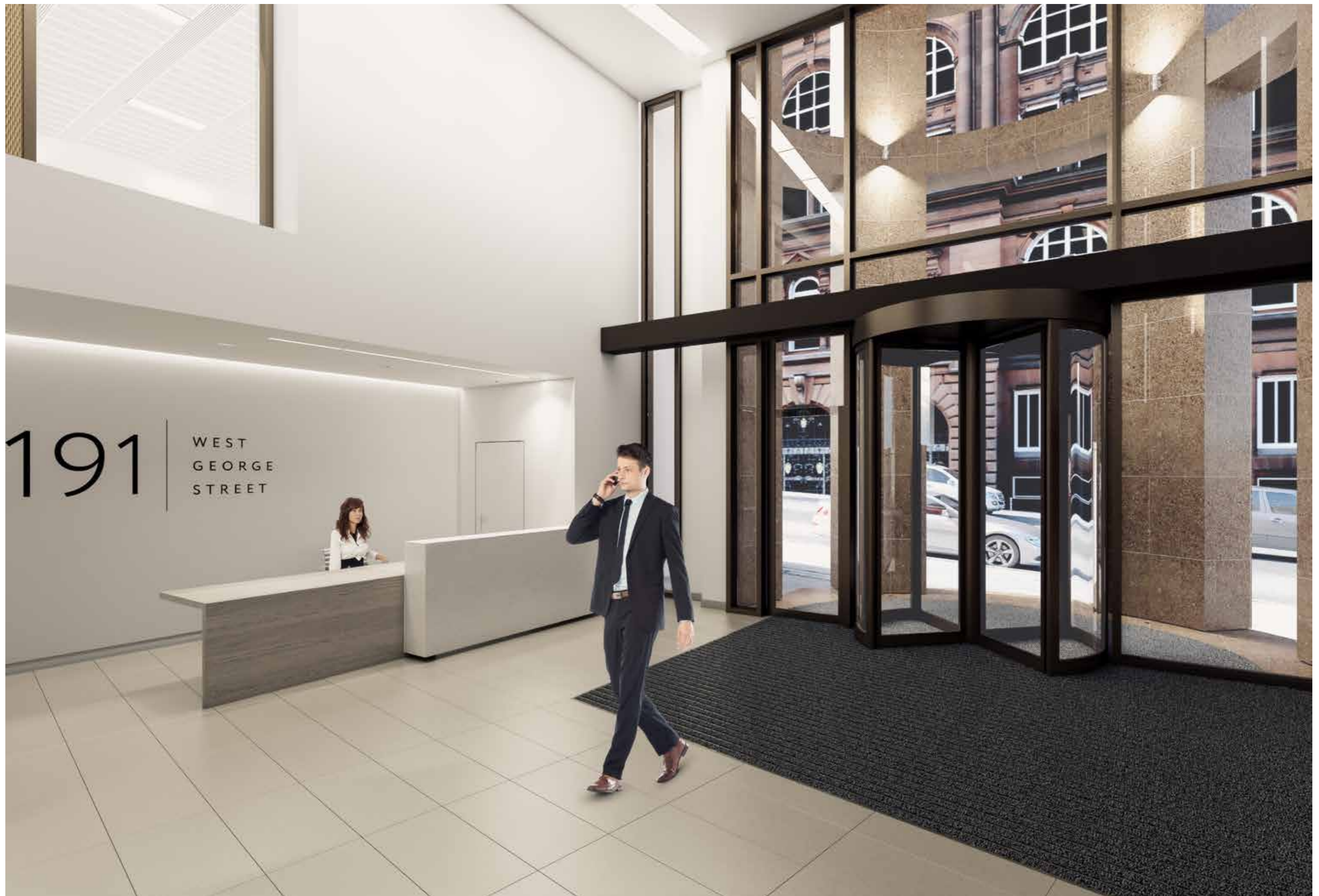
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# STUNNING RECEPTION

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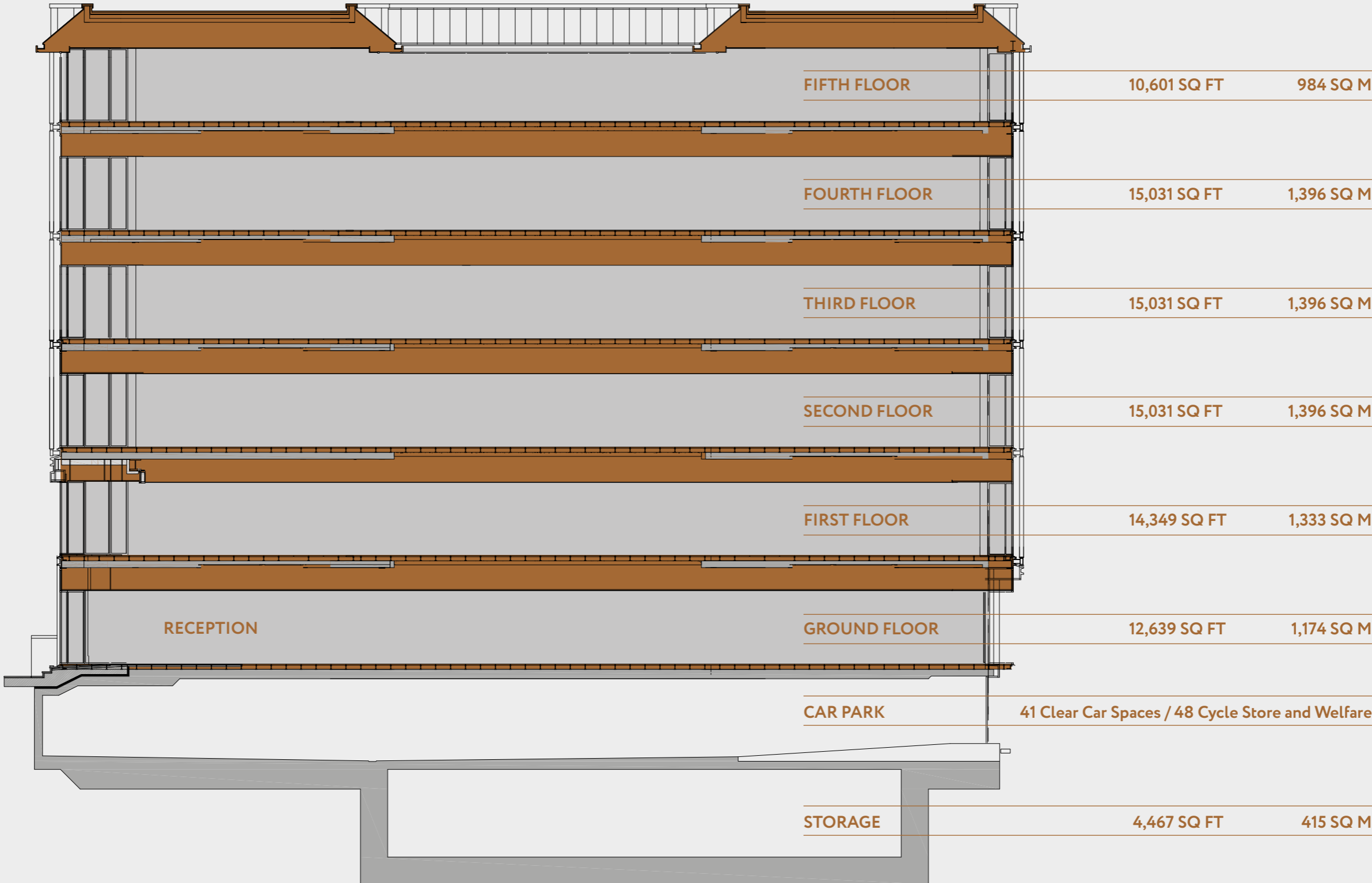
191 West George Street will have a stunning new **double height** entrance to the front of the building including a new re-positioned entrance screen and circular revolving automatic door.





# SCHEDULE OF AREAS

UP TO **86,760 SQ FT**  
(**8,060 SQ M**) AVAILABLE



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Virtually column free space

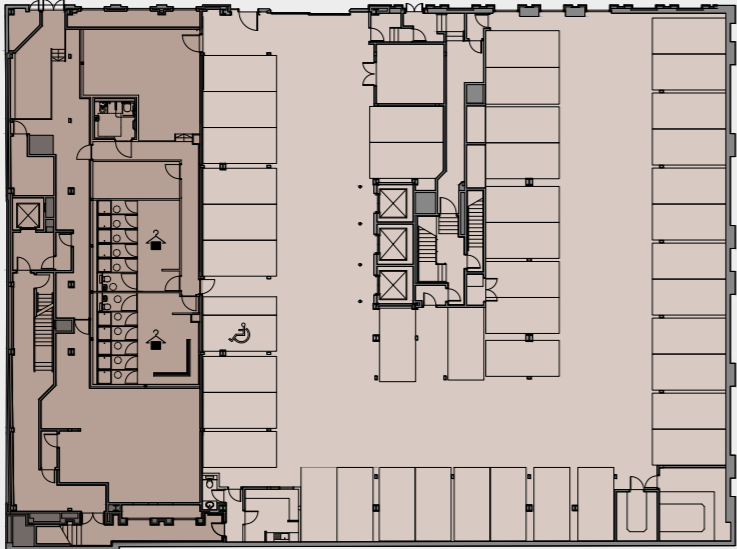


Efficient and flexible floorplates



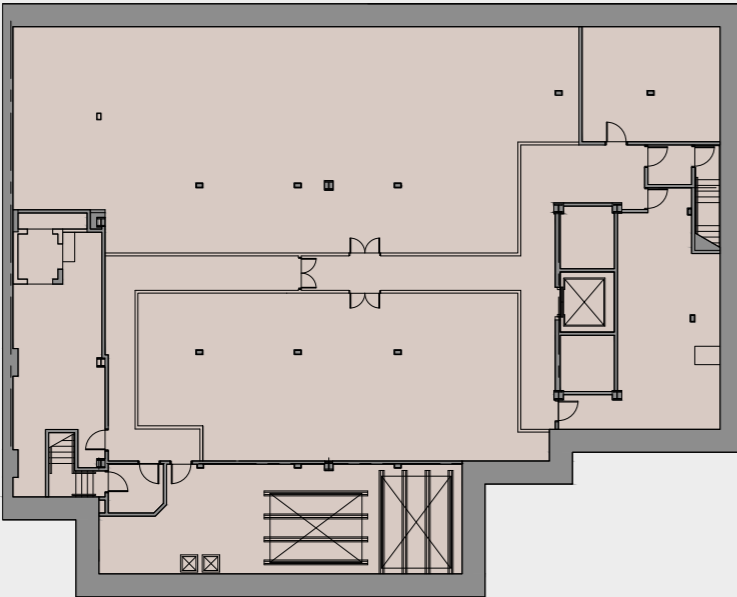
# FLOOR PLANS

## CAR PARK AND AMENITY



41 clear car spaces 48 cycle spaces 🏠 welfare area

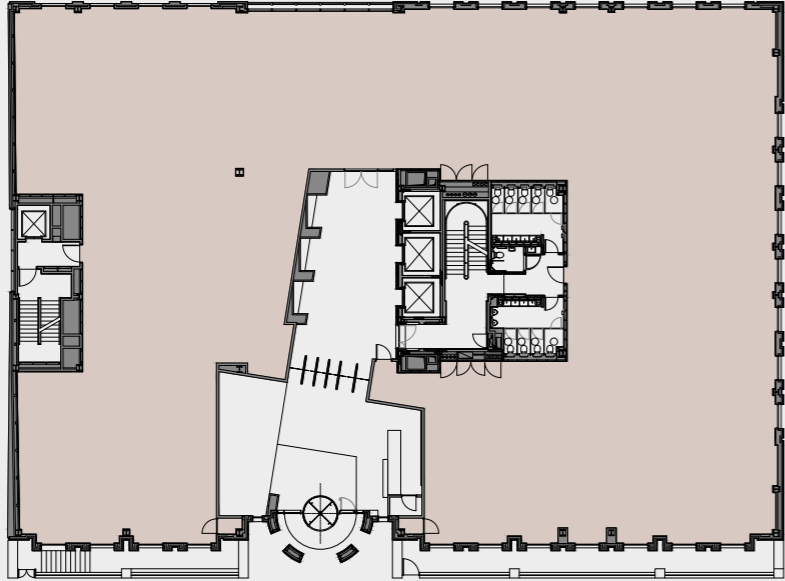
## BASEMENT STORAGE 4,467 SQ FT / 415 SQ M



# LARGE FLOORPLATES

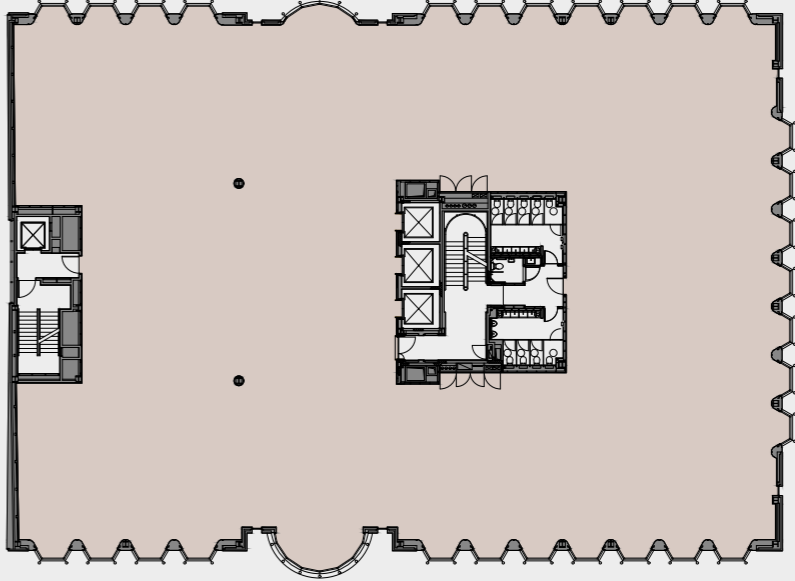
GROUND FLOOR

12,639 SQ FT / 1,174 SQ M



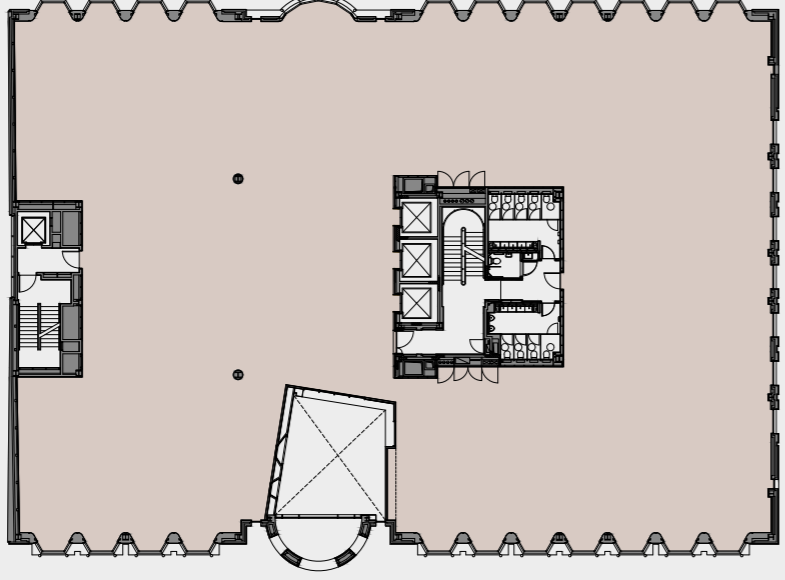
2ND TO 4TH FLOORS

15,031 SQ FT / 1,396 SQ M



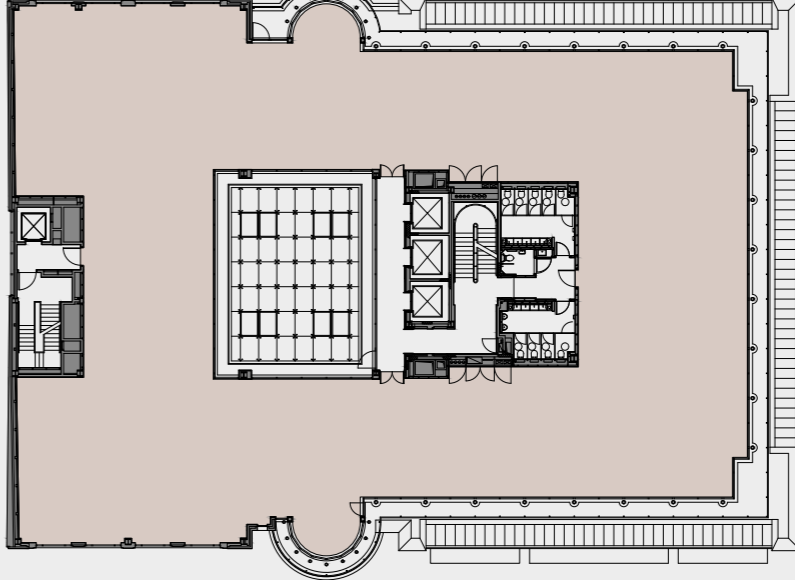
FIRST FLOOR

14,349 SQ FT / 1,333 SQ M



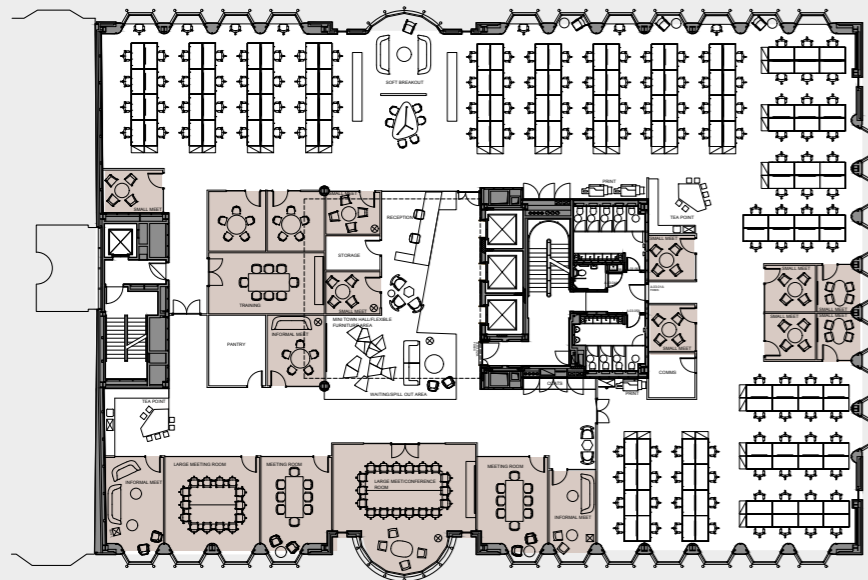
FIFTH FLOOR

10,601 SQ FT / 984 SQ M



# SPACE PLANNING

PROFESSIONAL SERVICES 1:10 SQ M



138 desk spaces

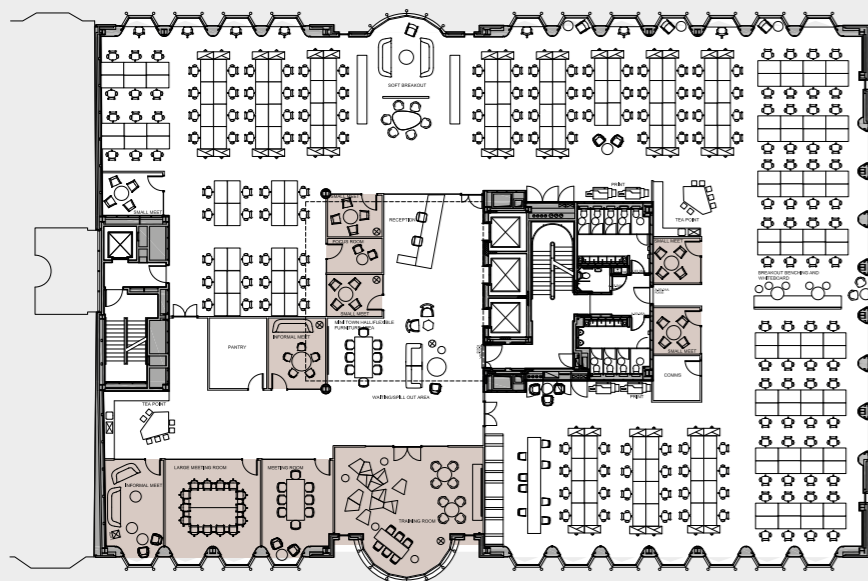
## WORKSPACE

- 138 desks in open plan
- 10 internal meeting rooms
- 2 break out/project spaces
- 1 training room
- 1 comms room
- 2 printer points
- 1 staff tea/coffee area

## SUPPORT SPACE

- 1 reception/waiting area
- 9 client meeting rooms
- 1 client pantry/kitchen
- 1 client coffee bar/ break out space

FINANCIAL SERVICES 1:8 SQ M



182 desk spaces

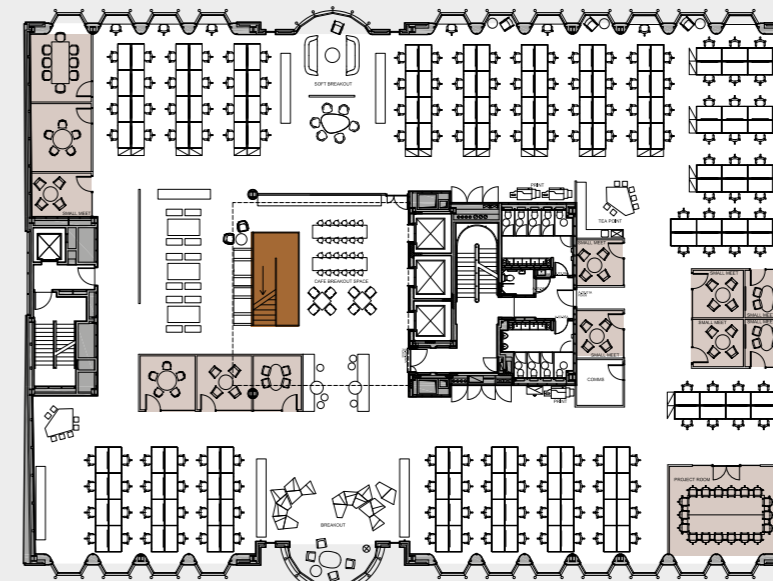
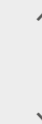
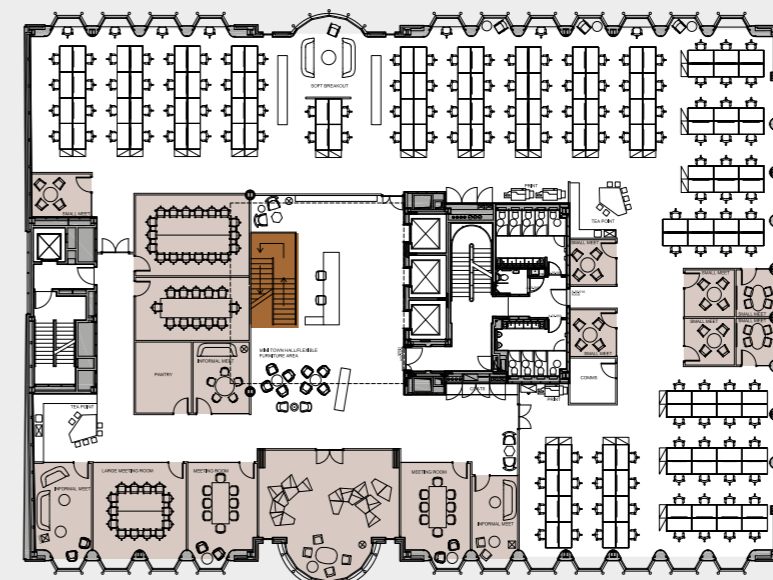
## WORKSPACE

- 182 desks in open plan
- 2 internal meeting rooms
- 2 booths
- 1 break out
- 1 comms room
- 2 printer points
- 1 staff tea/coffee area

## SUPPORT SPACE

- 1 reception/waiting area
- 7 client meeting rooms
- 1 client pantry/kitchen
- 1 client coffee bar/ break out space

PROFESSIONAL SERVICES 1:10 SQ M - 2 FLOORS WITH LINK STAIR



296 desk spaces

## WORKSPACE

- 296 desks in open plan
- 19 internal meeting rooms
- 8 break out spaces
- 1 training room
- 2 comms rooms
- 4 printer points
- 2 staff tea/ coffee areas
- 1 staff restaurant/ entertainment space

## SUPPORT SPACE

- 1 reception/ waiting area
- 9 client meeting rooms
- 1 client pantry/ kitchen
- 1 client coffee bar/ break out space



Link stair providing internal vertical connectivity between floors



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# OUTSTANDING SPECIFICATION

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- Stunning new double height entrance space and circular revolving automatic door
- Dedicated touch down seating area with integrated power and data
- Glass wing speed lanes creating a secure line before the lifts and main stairway
- 3 x 13 person high speed passenger lifts with access control system
- Virtually column free floor plates
- Full access raised floors with 160 mm void
- 2.7m clear floor to ceiling height
- 1,200 x 300 metal ceiling with integrated LED lighting
- VRF fan coil air conditioning providing comfort cooling and heating
- A/C designed for a minimum occupancy of 1 per 8 sq m with ability to increase to 1 per 6 sq m
- Mechanical fresh air supply ventilation at 12 l/s per person
- 3 dedicated knock out zones to allow interconnecting stairs between floors
- Separate male, female and disabled toilet facilities on each floor
- 41 lower ground floor car parking spaces
- Segregated access door for cyclists and pedestrians
- Cycle storage area with 48 industry leading cycle racks and a repair station
- Comprehensive cycle change and shower facilities including a drying room and lockers
- Basement male and female lockers and showers with DDA toilet and shower
- New tenant storage zones extending to 4,000 sq ft
- Fully DDA compliant with level access for disabled staff and visitors
- BREEAM Rating 'Very Good' and EPC Rating 'B'



# DETAILED SPECIFICATION

## ENTRANCE FOYER

New double height entrance space including a new entrance screen, circular revolving automatic door and DDA compliant accessible pass door.

Simple palette of materials applied to the new entrance area which includes a bronzed effect anodized aluminium mesh panel wall which contrasts with the 6m high concrete panel wall and concrete reception desk.

Dedicated touch down seating area with four comfortable lounge seats and a low table, also included within this area is a high level working bench for 6 people with integrated power, data and WiFi.

New feature lighting design including 3 large format barrisol lighting rafts.

New glass wing slimline speed lanes creating a secure line before the lifts and main stair central core.

## STAIR CORE

Balustrading refurbished to ensure fully compliant with current regulations.

New floor signage on each floor.

Carpet tile to stair treads and half landings to all levels.

Full height flush cubicle system.

All steelwork to the staircase painted.

## OFFICE AREAS - FIT OUT

Perforated suspended ceiling SAS system 330 generally, system 150 to stair and toilet lobbies throughout with plasterboard margins.

Medium grade raised access floor tiles with a 160mm void.

All doors spray lacquered white with satin stainless steel ironmongery.

All existing walls and skirting painted to match new works.

3 'knock out panels' to the structural slab to allow future provision of interconnecting stairs between floor plates.

## TOILET CORE - FIT OUT

Full strip out of all fixtures and fittings, sanitary ware, wall linings etc.

Ceramic tiling to floor and walls with matching tiled skirting.

Feature wash trough with integrated vanity shelf and under counter waste bin.

Full height flush cubicle system.

Integrated towel dispensers and provision for wall mounted hand driers.

Plasterboard ceiling with in set and plain metal ceiling tiles for access to services.

## LIFTS

New passenger lifts with lift car finishes, controls, doors, architraves and thresholds.

Controls to allow floor by floor access controllability as required.

1 no. 13 person/1000kg passenger lift operating at 1.6m/s in entrance core serving levels: Basement (-2), Lower Ground, Ground, 1, 2, 3, 4 & 5 with access control interface and 60 minute rated doors.

2 no. 13 person/1000kg passenger lifts operating at 1.6m/s in entrance core serving levels: Lower Ground, Ground, 1, 2, 3, 4 & 5 with access control interface and 60 minute rated doors.

## BASEMENT

New fully fitted male and female shower rooms with changing areas and lockers and separate DDA compliant toilet and shower.

## M&E SERVICES

### Design Criteria

External design condition: 25°C dry bulb/18°C wet bulb summer, -5°C dry bulb winter.

Internal office area design temperatures: 21°C winter/24°C summer.

Controls tolerance:  $\pm 2^\circ\text{C}$ .

Occupancy level: 1 person per 8m<sup>2</sup> net office area for cooling and fresh air ventilation.

Fresh air supply rate: 12 litres per person.

Toilet extract ventilation rate: 10 air changes per hour extract.

Office lighting design load - 12W/m<sup>2</sup>.

Office small power design load - 25W/m<sup>2</sup>.

Office lighting level - 400 lux maintained illuminance at 0.75m working plane.

### Mechanical Services

VRF, heat recovery, fan coil unit system providing comfort heating and cooling via ceiling void mounted units distributed in line with BCO Guide to Specification to provide flexibility for future cellularisation by tenants.

Mechanical fresh air supply and extract system with central air handling plant at roof level incorporating heat recovery.

Fan coil unit system provided with central time controls on a ¼ floor-by-floor basis with individual controllers to adjust each fan coil unit temperature set point.

Air handling plant coils and fan coil units served via external heat pumps located on the roof.

Mechanical extract ventilation to serve the toilet cores.

Decorative electric panel heating within staircases and basement areas.

Integrated Building Management System to serve the mechanical plant.

## Electrical Services

Main LV switchboard incorporating spare capacity and power factor correction equipment.

Lighting installation throughout the office area using recessed modular high frequency luminaires and downlighters in line with the design intent of CIBSE LG7 with occupancy detection and perimeter daylight dimming controls.

Lighting installation throughout the areas using a combination of high frequency functional and decorative luminaires with manual and occupancy detection control to suit the location.

General purpose socket outlets in landlord's core areas and entrances.

Analogue addressable fire alarm system in accordance with BS 5839 Part 1 Category L1 with double knock operational capability.

Emergency lighting installation in accordance with BS 5266.

Dedicated tenant's vertical IT cable containment.

Existing lighting protection system modified to suit refurbishment scheme.

CCTV installation serving external areas for landlord's use.

Access control system to interface with passenger lifts.

Disabled refuge emergency voice communication system.

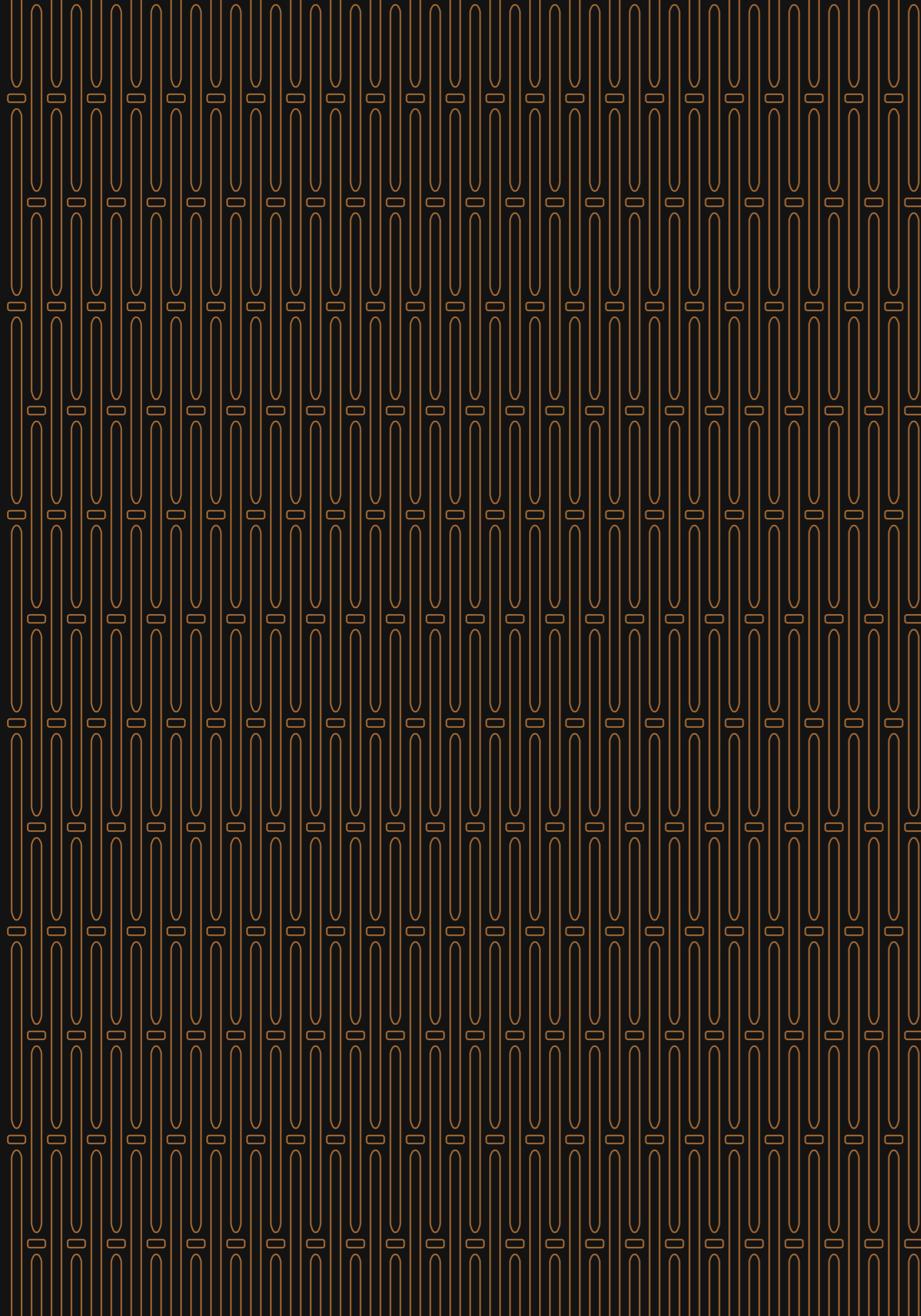
### Public Health Services

Existing incoming mains water supply and recently refurbished cold water storage system retained. Storage tank and booster set located within lower ground floor.

Domestic hot water service served via localised electric water heating within each toilet area.

Water and drainage connections provided for future tenant's tea point facilities.





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