

TO LET
7,000 - 53,945 sq ft

•
City Centre Office
Accommodation

95

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95 Bothwell St
Glasgow
G2 7HX

- **95 Bothwell Street is a distinctive landmark office building situated in the very heart of Glasgow's Central Business District.**

Acting as a focal point on one of the city's best-known streets the building has undergone an extensive refurbishment programme to create exceptional office space.

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- **95 Bothwell St
Glasgow**



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*A STUNNING
FIRST
IMPRESSION*

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The building's powerful exterior is further enhanced by its imposing entrance foyer that creates a memorable arrival experience.



• *COMPREHENSIVELY REFURBISHED OFFICES*

Floor plates designed for the modern business environment are supported by an excellent specification.

- Exposed feature ceiling finish
- Suspended LED lighting
- Perimeter heating system
- VRV heating / cooling option available
- Raised access flooring
- New male / female / disabled person toilet facilities
- EPC - D

• *SPECIFICATION*

A range of contemporary facilities all combine to ensure 95 Bothwell Street offers occupiers an outstanding environment for their business.

- Upgraded entrance foyer
- Cyclist shower and changing facilities
- Secure basement car parking
- Building Manager
- 24 / 7 CCTV security
- Disabled person access
- 4 person passenger lifts
- 2 goods lifts



• OUTSTANDING SPACE

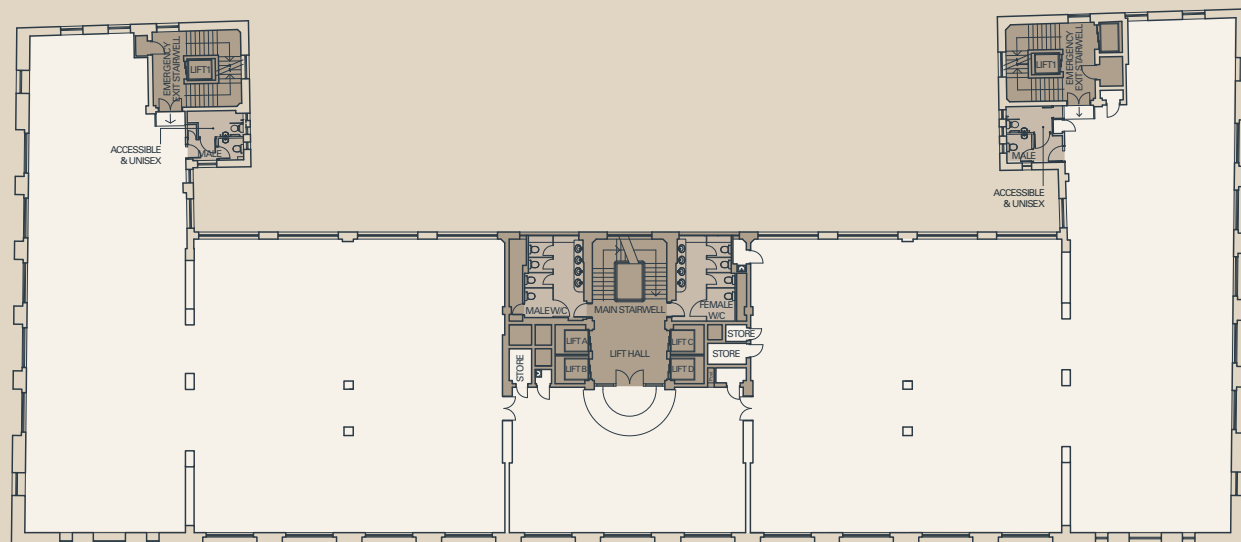
The office accommodation at 95 Bothwell Street is arranged over 7 spacious floors with each offering a floor plate capable of satisfying a variety of occupier requirements.

The accommodation will be available from September 2017.

Available Accommodation

Floor	Sq Ft	Sq M
Seventh	13,268	1,233
Second	14,821	1,377
First	14,760	1,371
Total	42,849	3,981

TYPICAL FLOOR PLAN



SPACE PLANNING

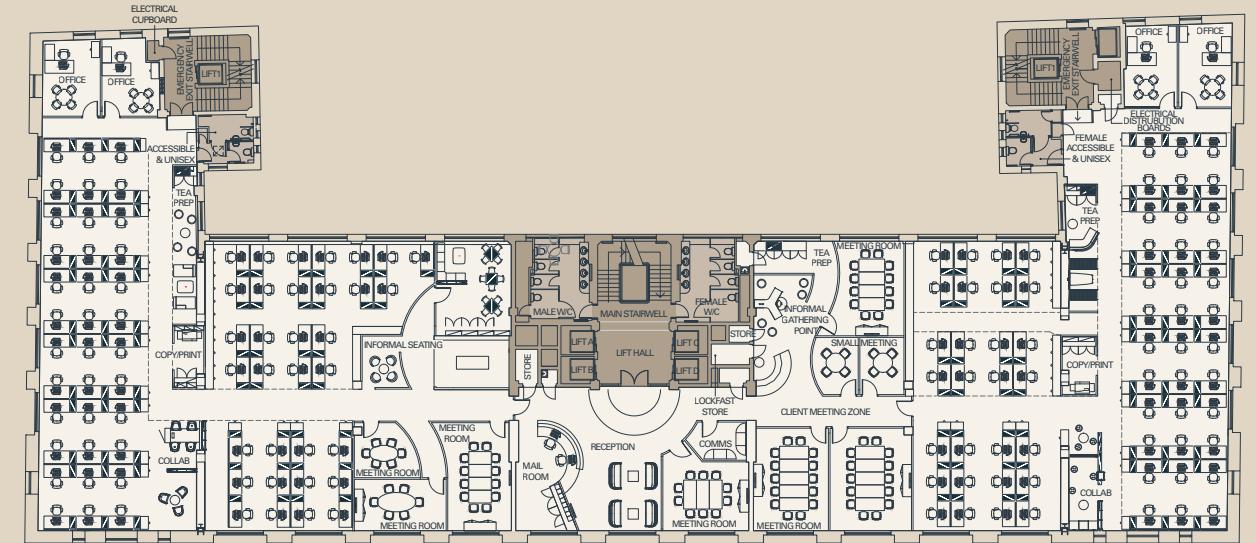
OPTION ONE

NIA - 14,821 sq ft / 1,377 sq m

139 desks - 1800 x 600 mm
1 person per 10 sq m

Layout Features

- 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



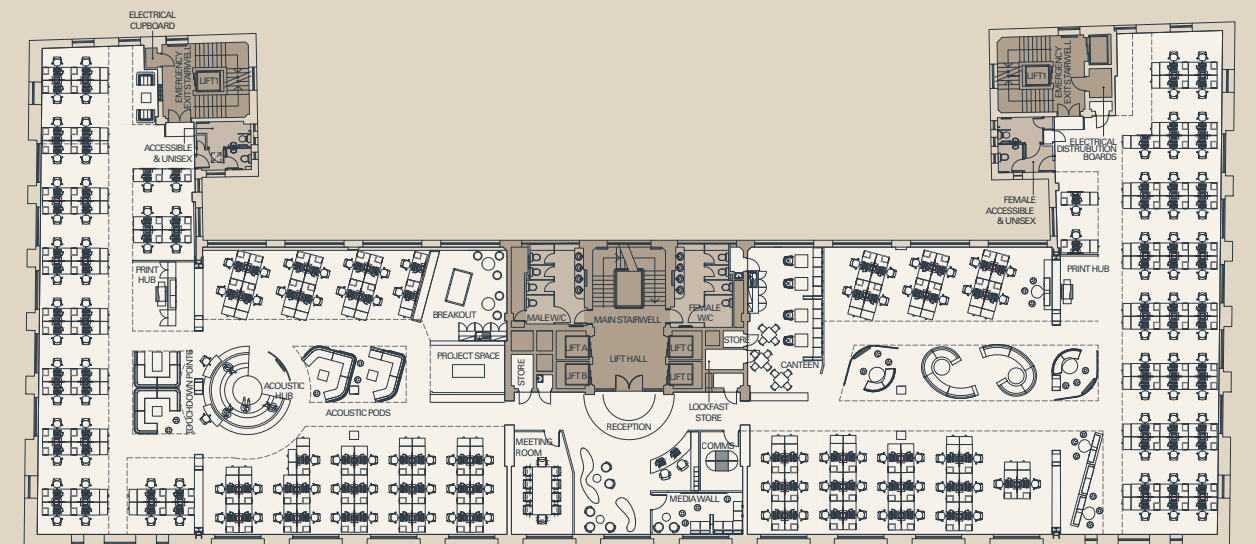
OPTION TWO

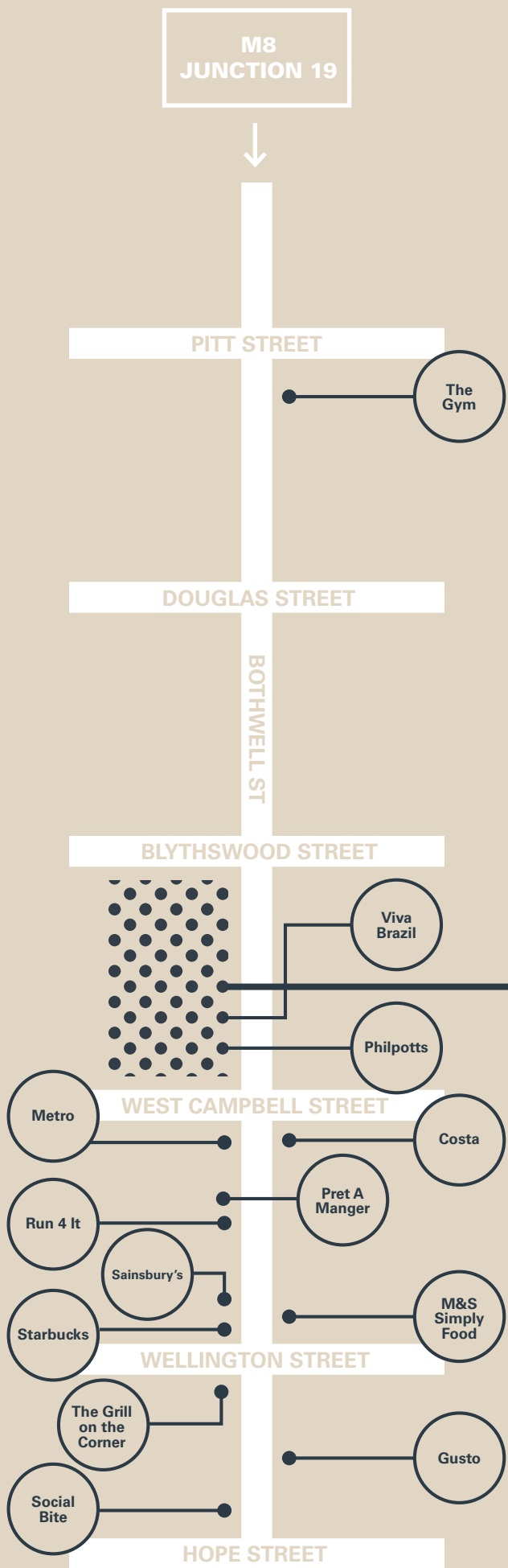
NIA - 14,821 sq ft / 1,377 sq m

170 desks - 1600 x 800 mm
with desktop storage units
1 person per 8 sq m

Layout Features

- 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



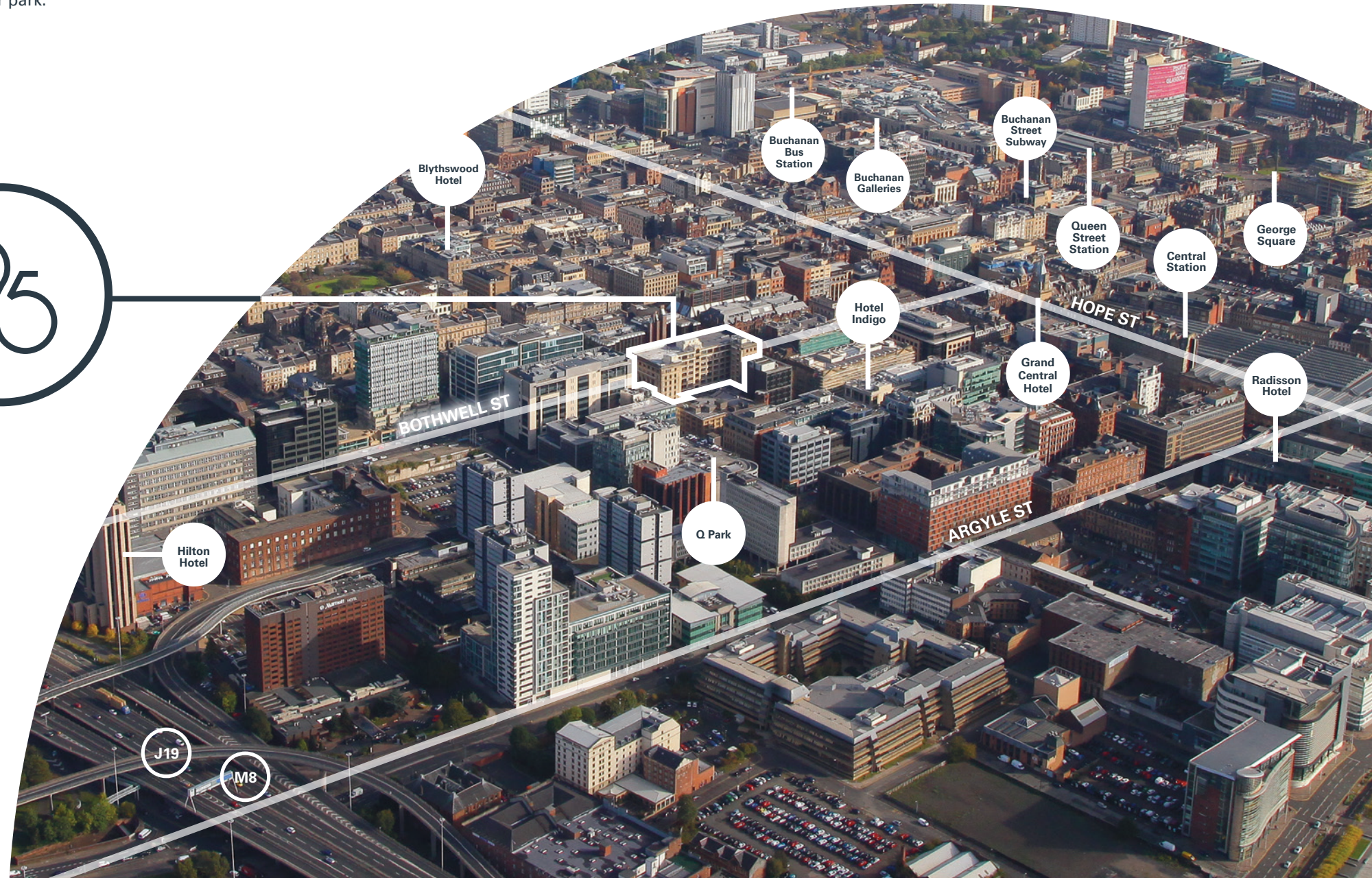


DESIRABLE LOCATION

Bothwell Street, one of Glasgow's most vibrant destinations, offers an outstanding range of amenities, all on the doorstep of 95.

Transport links are superb with numerous bus routes servicing the area and Central and Queen Street railway stations and Buchanan Street subway station all close by. Junction 19 of the M8 can be accessed within 2 minutes drive time providing fast and easy access to Glasgow Airport.

While 95 Bothwell Street benefits from dedicated, secure basement car parking accessed from Bothwell Lane, nearby Waterloo Street is home to the Q-Park multi-story car park.



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95 Bothwell St
Glasgow

 **JLL**[®]
0141 248 6040

Ryden.co.uk
0141 204 3838

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