



SPECTRUM SUITES

READY TO GO

76 WATERLOO STREET, GLASGOW G2 7AT
spectrum-glasgow.com

READY TO GO

Spectrum suites provide the ideal solution for businesses looking to cut the hassle and get working in a new office space. Stylish, contemporary studios for 5 - 28 people available now.



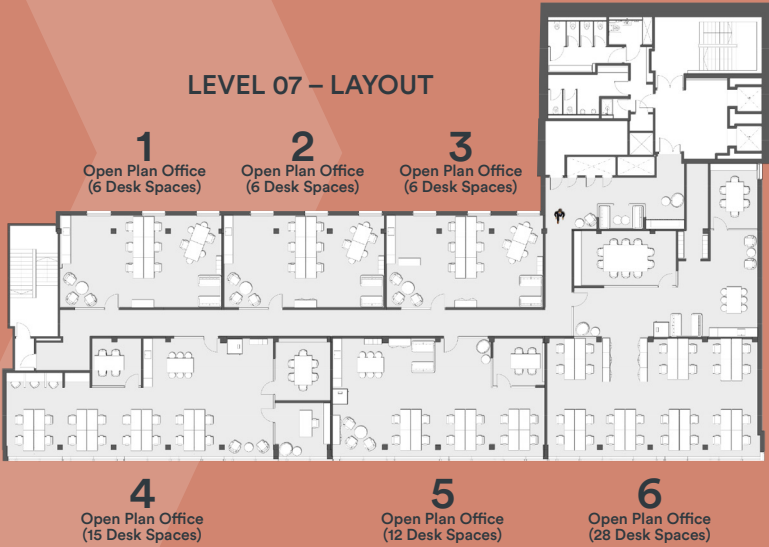
- HIGH QUALITY FULLY FITTED OFFICE SUITES
- **FITTED OUT AND READY TO GO**
- FLEXIBLE LEASES WITH IMMEDIATE ENTRY

spectrum-glasgow.com



WHAT'S INCLUDED

- Fully fitted office suites including desks and meeting rooms
- Workstations and dedicated meeting rooms included
- IT ready/wired with fibre broadband
- Private kitchen and break out space in each suite
- Additional common areas in ground floor lounge
- Air conditioning
- Suspended LED lighting
- Dedicated male, female and disabled toilets
- Secure cycle storage and changing areas
- 100% renewable electricity
- EPC - B



CURRENT AVAILABILITY

Suite	Area sq ft	Desks	Annual Rent	Monthly Rent
Suite 1	737	6	£44,220	£3,685
Suite 2	733	6	£43,980	£3,665
Suite 3	716	6	£42,960	£3,580
Suite 4	1744	20	£104,640	£8,720
Suite 5	1250	12	£75,000	£6,250
Suite 6	2457	28	£147,420	£12,285

*Annual rental includes service charge, insurance, suite fit out, dilapidations and broadband.

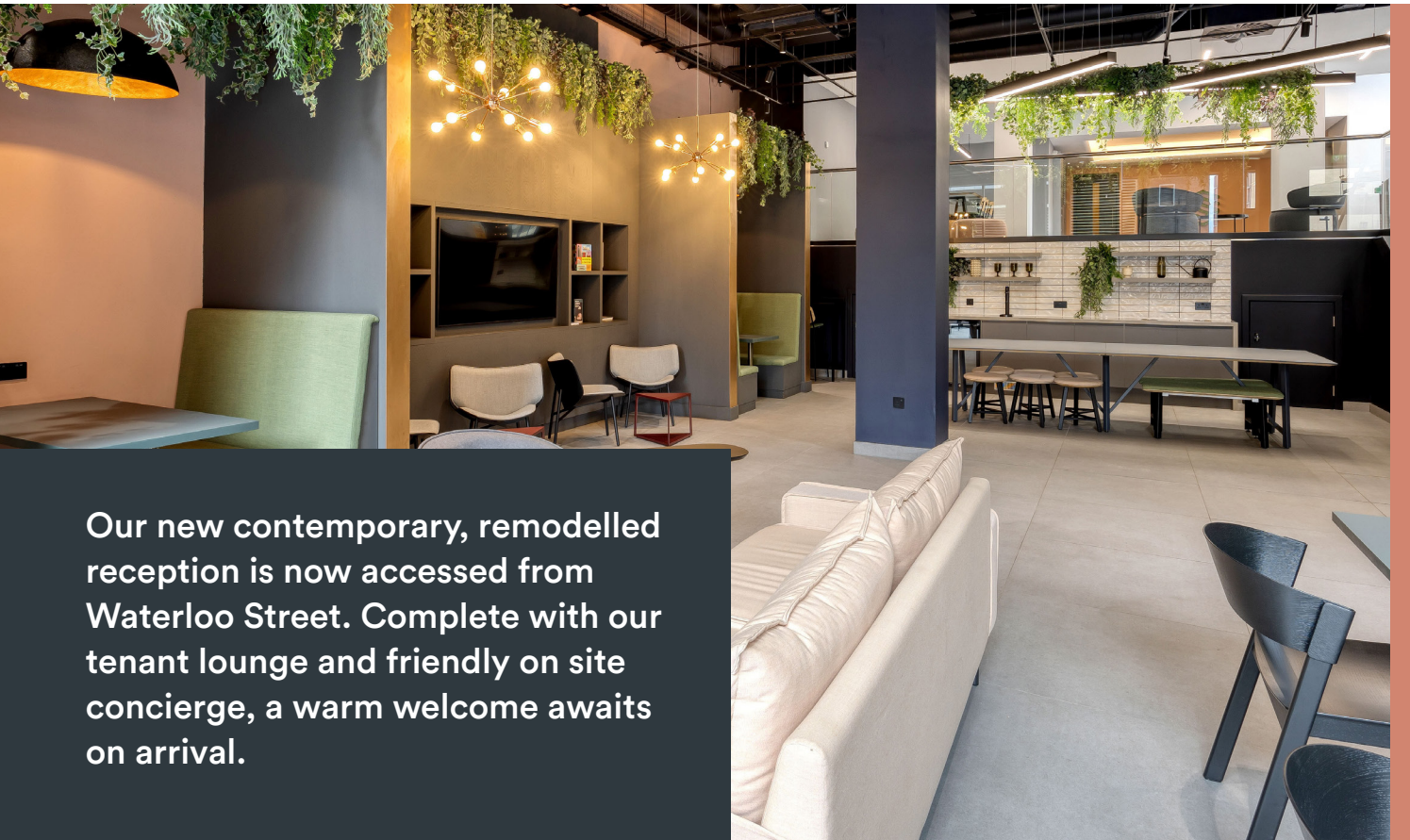


WELLBEING

State of the art cycling and shower facilities with dedicated access from Waterloo Street - active tenants now have everything they need at Spectrum.



SPECTRUM SUITES READY TO GO



Our new contemporary, remodelled reception is now accessed from Waterloo Street. Complete with our tenant lounge and friendly on site concierge, a warm welcome awaits on arrival.



A WARM WELCOME

PRIME LOCATION



TRAVEL TIMES

- 5 min walk to Central Station
- 7 min walk to Anderston Station
- 8 min walk to Buchanan St Subway
- 10 min walk to Queen St Station
- 10 min walk to Buchanan St Bus Station
- 15 min drive to Glasgow Airport



NEIGHBOURING OCCUPIERS

- 1 Scottish Power
- 2 KPMG
- 3 Santander
- 4 Morgan Stanley
- 5 Sedgwick International UK
- 6 PwC
- 7 Pinsent Masons
- 8 Jacobs
- 9 Virgin Money
- 10 Transport Scotland



LOCAL AMENITIES

- 1 The Hilton Hotel
- 2 The Gym
- 3 Philpotts
- 4 Indigo Hotel
- 5 Malmaison Hotel
- 6 Dakota Hotel
- 7 Kimpton Blythswood Sq. Hotel
- 8 Tinderbox
- 9 Costa Coffee
- 10 Marriot Hotel
- 11 Pret a Manger



Alex Mackay
M: 07756222669
E: Alex.Mackay@jll.com

Martin Speirs
M: 07590864816
E: Martin.Speirs@cbre.com

JLL and CBRE for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or their third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.
© 2022 Jones Lang LaSalle IP, Inc. Publication December 2023. Photography August 2023. Design by Ninetwo.