



Project 45

45 Waterloo St.

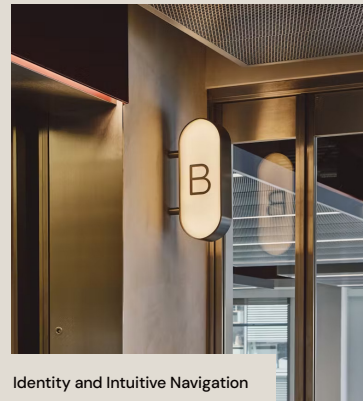
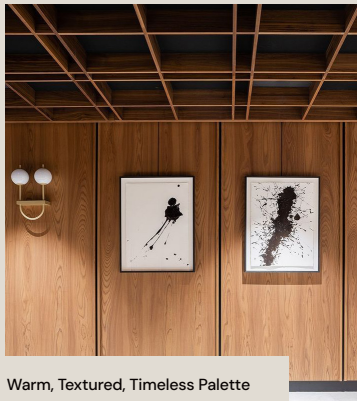
Glasgow

G2 6HS

Project 45		45 Waterloo St.		Glasgow		G2 6HS	
Page 2	Project 45			Programme Timeline			
	Purchase Complete 12th Sep 2025 Start On-Site 17th Nov 2025 17th July 2026 3rd Floor Completion Café Complete 21st Aug 2026 6th Floor Completion 25th Sep 2026 5th Floor Completion 30th Oct 2026 4th Floor Completion 4th Dec 2026 2nd Floor Completion 22nd Jan 2026 1st Floor Completion Practical Completion 15th Mar 2027						
45	Delivery Team: ekho studio WoolgarHunter engineers Innes BUILDING CONSULTANCY DSSR COOPER CROMAR RPG:						

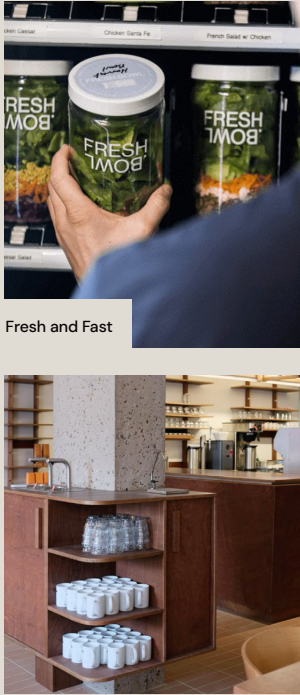
Project 45		45 Waterloo St.	Glasgow	G2 6HS
Page 3	Project 45 100,000 sq ft comprehensive office refurbishment Arriving March 2027			
	- New reception, café and roof terrace - EPC A & BREEAM Excellent - Targeting Net Zero in Operation - All electric building - Typical floor plates of 14,500 sq ft			

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Page 4 45	Refurbishment Summary £20m comprehensive full refurbishment to start October 2025		- Replacement of the front entrance curtain walling and new revolving door - Overclad stonework and installing feature lighting around the entrance - Reconfiguration of the reception - Providing a new business lounge and café on the ground floor - Providing fitness space, changing facilities and cycle parking - Refurbishment of all WCs - New M&E throughout - Creation of new private terrace on the 4th Floor - New communal roof terrace	

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Page 5	New Reception & Café Specification Summary - Neutral wall finishes to include feature elements of timber and biophillia - Exposed steelwork painted black - New slimline speed gates - New ceramic tile floor finish - Feature lighting		
	 Quality and Durable Surfaces  Integrated Joinery and AV  Celebrate the Volume of Space with Lighting  Identity and Intuitive Navigation  Warm, Textured, Timeless Palette “A vibrant, light-filled atrium to set the tone – polished, welcoming, and full of energy. Clean lines, refined materials, and intuitive technology create an inspiring gateway that flows seamlessly into a cafe lounge designed for connection and community.”		
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Warm and Inviting
- Space with Personality



Fresh and Fast



Open and Accessible



Creative Hub

Ground Floor Zoning Development

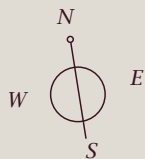
FRONT OF HOUSE NIA -

Reception	= 53 Sq M / 570 Sq Ft
Cafe & Business lounge	= 223 Sq M / 2,400 Sq Ft
Large meeting room	= 28 Sq M / 301 Sq Ft
Podcast small meeting room	= 13 Sq M / 140 Sq Ft
Total	= 317 Sq M / 3,412 Sq Ft

106 TOTAL COVERS

NATURAL LIGHT

CIRCULATION



- ## A – RECEPTION

- Welcoming front-of-house space for tenants and visitors.
- Provides information and way-finding support.
- Seating for at least 1 operative.
- Storage to rear of desk.

- B – SOCIAL & BREAKOUT
(53 COVERS)**

- Cafe lounge with a mix of loose furniture and fixed booths for flexible seating.
- Supports casual dining, socialising and informal team meetings.
- Adaptable layout with space for events and presenting.
- AV screen.

- ### C – GRAB AND GO (5 COVERS)

- Quick service point for a variety of refreshments.
- Provides an alternative to full café dining.
- Flexible offer that can adapt to changing menus and demand.
- Large counter island & vending provision.

- D – BUSINESS LOUNGE (30 COVERS)**

- Naturally a quieter area of the floor plate providing a calm environment away from busier areas.
- More formal business lounge – power charging for laptop users.
- Comfortable space designed for focused individual work.
- Dedicated secondary entrance.

- E - MULTI USE / MEETING
(18 COVERS)**

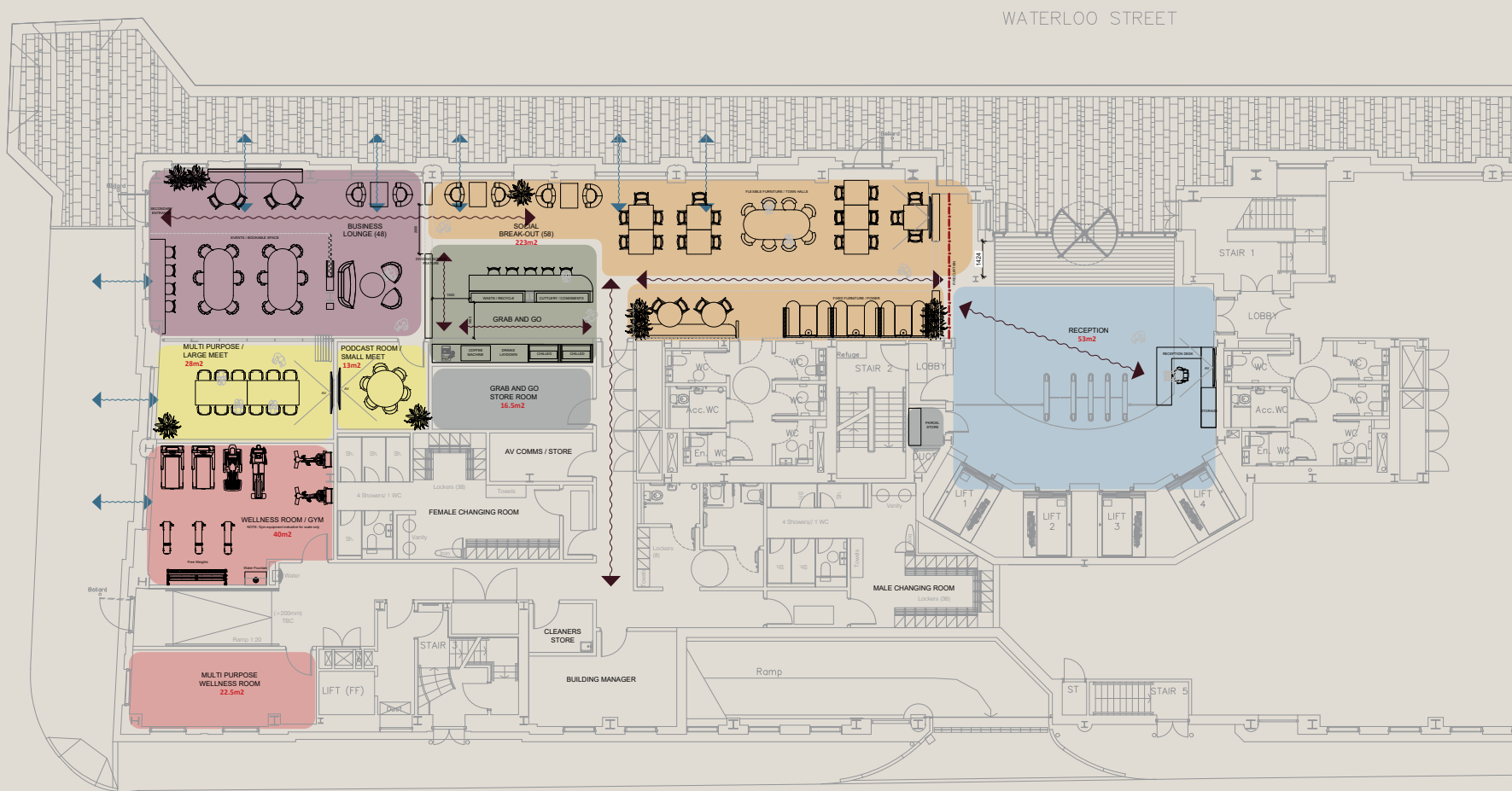
- Flexible spaces for meetings, workshops and content creation.
- Adaptable layouts to support collaboration or focused work.
- AV screen.
- Available for tenants to hire with screens & movable partitions.

- F – GYM / WELLNESS / MULTI – USE**

- Space to support physical health and mental wellbeing.
- Can include equipment for fitness and relaxation activities.
- Encourages work–life balance and healthy routines.
- Close proximity to changing spaces.

- ## STORAGE

- Secure area for storing non-perishable supplies.
- Dedicated space for incoming and outgoing mail + parcels.
- Supports efficient workplace logistics and organisation.
- Food store adjacent to servery counter.



WATERLOO STREET

WELLINGTON LANE

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	Roof Terrace		 Indicative CGI	
Page 8	  Rooftop Oasis  Contemporary Elements	New external roof terrace to north/west: 178m² / 1916ft² New Lobby with Acc. WC New PV panels to be installed at upper roof level above plant room Tenant Plant Zone ALLOCATED FOR FUTURE TENANT PLANT (40m²) Tenant Plant Zone 1 no. new lift taken to roof level New external wall construction Roof Plan External Terrace: 1916 sqft WC facilities Internal Lobby Tenant Plant Zone		

Availability

Roof

06

13,444 Sq Ft

05

13,423 Sq Ft

04

14,252 Sq Ft

03

14,208 Sq Ft

02

13,649 Sq Ft

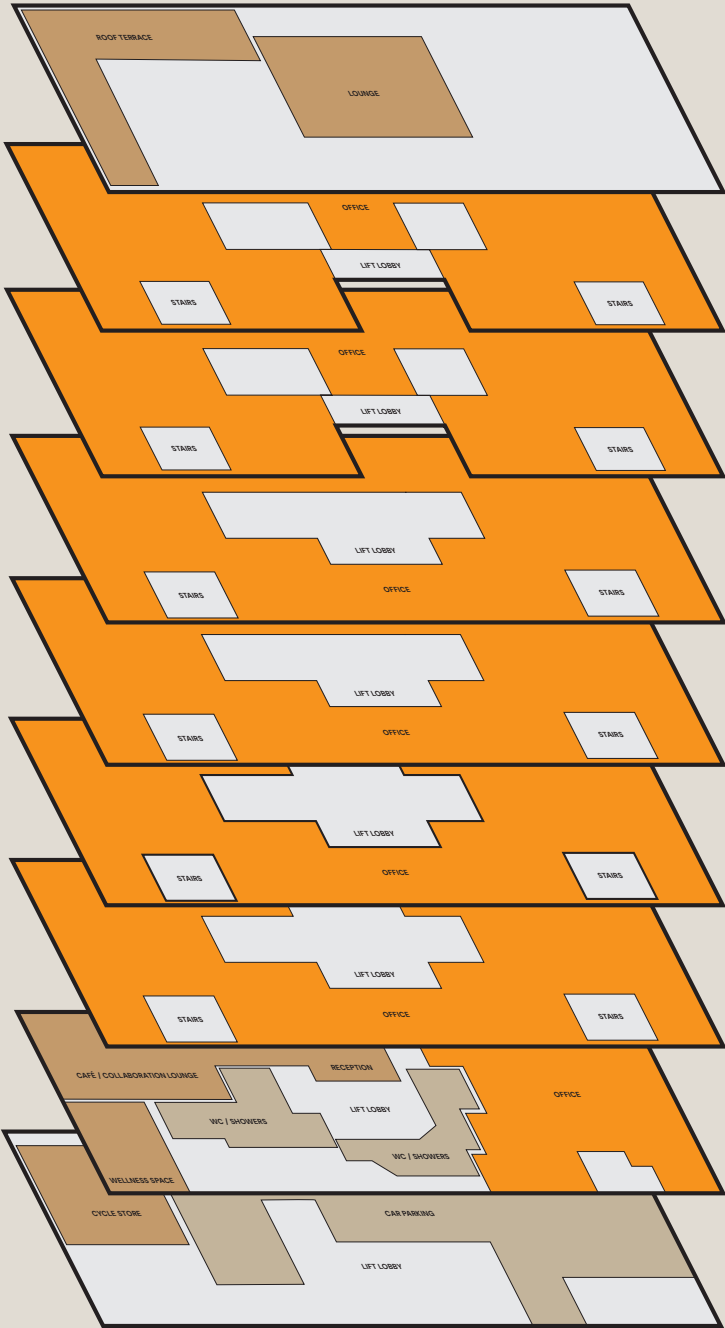
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13,681 Sq Ft

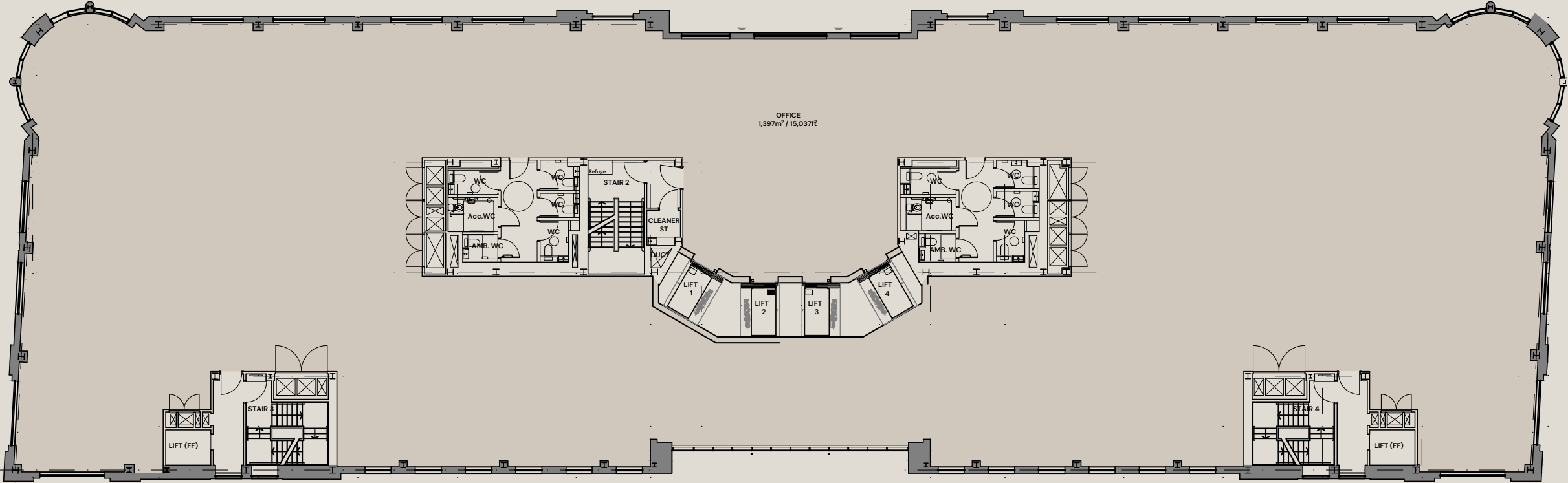
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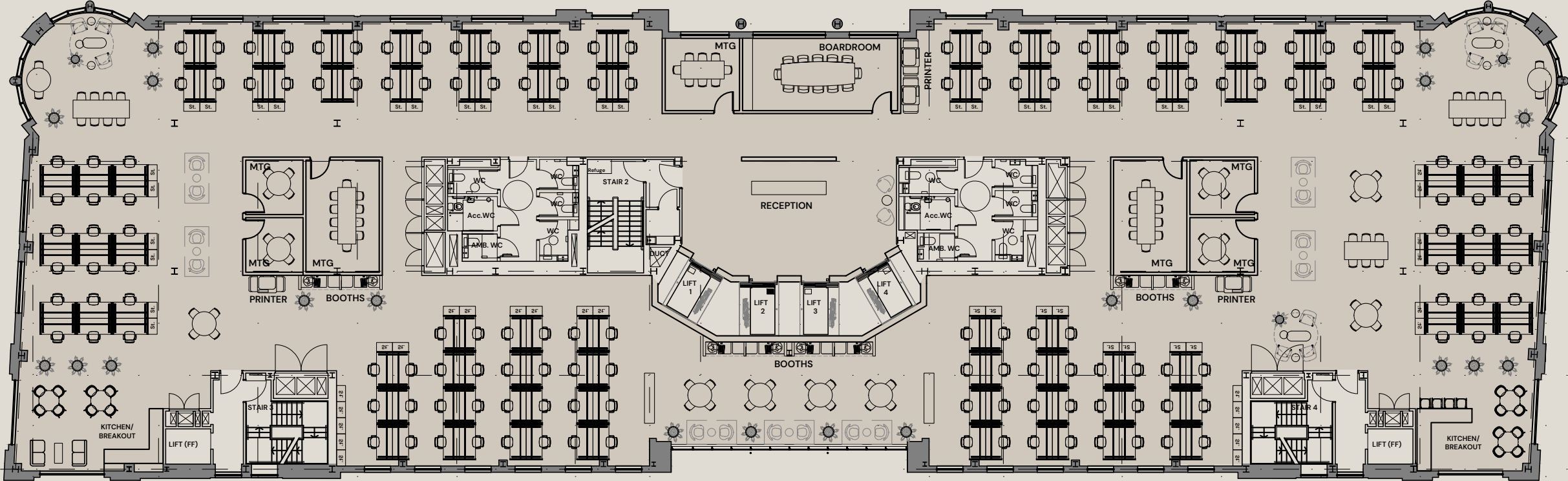


Typical Floor Plan

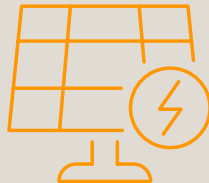
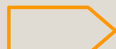
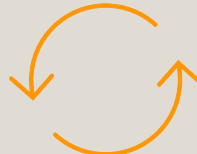


Test Fit

150 Fixed Desks (1:9)
Plus additional booths / flexible workspaces (1:6)



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Page 12	Specification Summary	 WC Facilities - Full replacement of existing WC facilities with 12 no. new superloos per floor including 2 no. accessible WCs - Ceramic tile finish to floors and walls - Painted plasterboard ceiling - New high quality plumbing fixtures and fittings	 Wellness Room - New multi-purpose wellness room at ground floor level - Resiliant floor finish - Feature ceiling - Neutral finishes with timber and biophillia	
	45	 Changing Facilities - New Male, Female and Gender Neutral / Accessible changing facilities: - 13 showers - 136 secure smart lockers - Vanity spaces - Ironing stations - Water points - New drying room - High quality compact grade laminate shower cubicles - Ceramic tile finish to floors and walls - Painted plasterboard ceiling - New high quality plumbing fixtures and fittings	 Cycle Store - New cycle store at basement level with direct access from the entrance ramp and rear stair core - 133 cycle spaces provided with varying storage options: 18 hoops, 70 semi-vertical, 23 wall mounted, 21 folding bike lockers, 1 ambulant space - Cycle maintenance station - Exposed concrete floor finish - Exposed ceiling with new suspended light fittings - Feature vinyl wall graphics	

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Page 13	Sustainability Summary		 All electric building	 The electricity supply will be provided by Good Energy which is entirely supplied by renewable sources
			 There are no fossil fuels	 Maximising on site renewables such as PV
			 Designed to achieve Net Zero Carbon – Operational Energy in line with the UKGBC Framework	A B C  EPC A
			 BREEAM Excellent – A global sustainability certification for buildings	 Upfront Carbon is lower than an average new build

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Location

Glasgow is one of the best connected cities in the UK, serviced by all forms of public transport within very close proximity.

Glasgow is connected to other areas of Scotland and the UK via motorways and a comprehensive network of buses and trains, whilst being accessible to over 100 destinations worldwide via Glasgow International Airport.

45 is centrally positioned within the Glasgow CBD, situated within a 1-minute walk from Glasgow Central railway station and a 2-minute drive to the M8 motorway east and west.

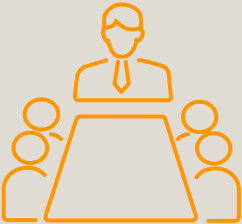
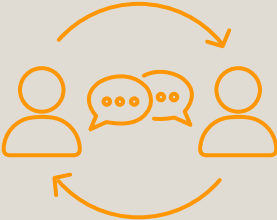


Local Amenity

- | | | | | | | | | | |
|----|--------------------------|----|-----------------------|----|------------------------------------|----|-------------------|----|-------------------|
| 01 | Rioja | 09 | Starbucks Coffee | 17 | Bizarron | 25 | Boots the Chemist | 33 | Nando's |
| 02 | Akiko | 10 | Pret a Manger | 18 | Mezcal | 26 | Tesco Express | 34 | Kitty O'Shea's |
| 03 | Bao | 11 | Run 4 IT | 19 | Rumi | 27 | Gordon St Coffee | 35 | Rhoderick Dhu |
| 04 | Sweet & Sour | 12 | Metro Sandwich | 20 | Stereo | 28 | Alston Bar & Beef | 36 | The Admiral Woods |
| 05 | The Noble | 13 | Göst Bar & Restaurant | 21 | The Old Hairdressers Bar & Gallery | 29 | Caffè Nero | 37 | Sprigg |
| 06 | Bavaria Brauhaus | 14 | Margaret Dabbs | 22 | Turtle Bay | 30 | The Smokin' Fox | | |
| 07 | voco Grand Central Hotel | 15 | Hope & Vincent | 23 | Café Fame | 31 | Absolute Roasters | | |
| 08 | Sainsbury's Local | 16 | Temaki | 24 | M&S Simply Food | 32 | Piece | | |

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Page 15	BCO Awards	 Onyx Glasgow BCO REGIONAL WINNER COMMERCIAL WORKPLACE 2023 Awards	 EQ Bristol BCO REGIONAL WINNER COMMERCIAL WORKPLACE 2024 Awards	 Globe Point Leeds BCO REGIONAL WINNER COMMERCIAL WORKPLACE 2024 Awards
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Page 16 45	RPG:	Development Management 400,000 sq ft workspace delivered in last 3 years. Delivered 3 Net Zero Carbon in Operation building in the last 3 years.	Investment Management Managing £800 million of assets, 400 tenants and 11,000 employees, across 55+ buildings. We are experts in workspace.	Customer Service Customer Service team appointed in 2019. Building management and facilities managed all in-house.

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Page 17	Our portfolio in numbers	100+ people across 3 offices	£800 million under management	
				
		10,000 daily customers	55+ workspaces across UK	
45	RPG:			
		In-house customer service team	100% renewable energy across estate	
				

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