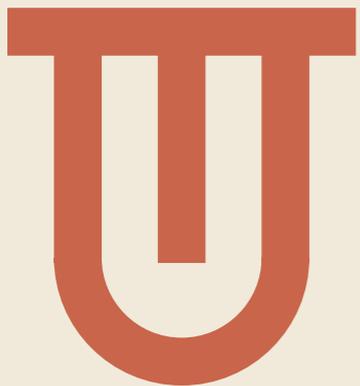
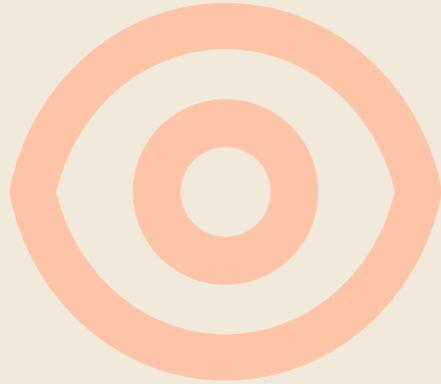
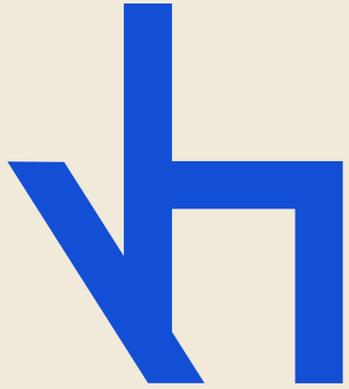


66,500 Sq Ft of
Superior Workspace
that Satisfies
All the Senses



Five Cadogan

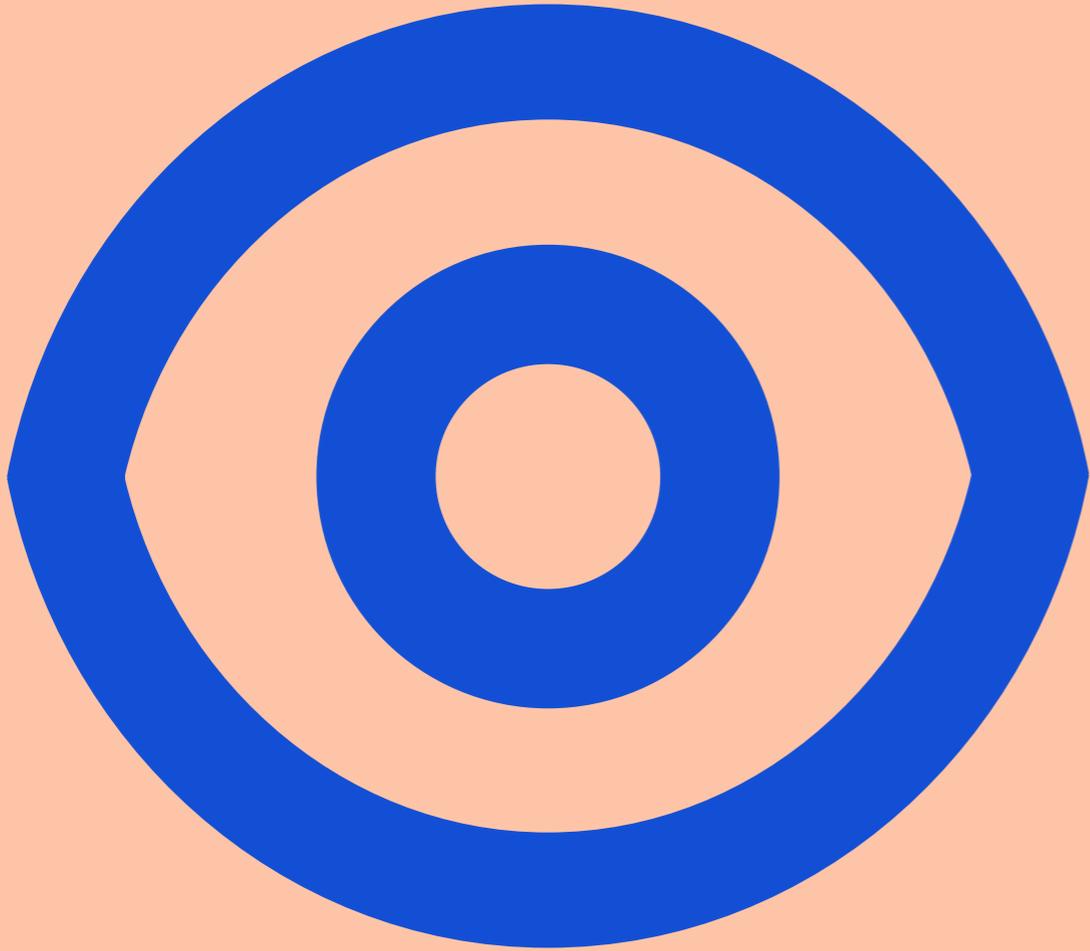


Our five senses - sight, hearing, smell, taste and touch are essential to how we experience and interact with the world.

Five Cadogan offers 66,500 Sq Ft of superior workspace that satisfies all the senses.



Five Cadogan



A SIGHT FOR SORE EYES



A VISION TO BEHOLD

06

Five Cadogan has been comprehensively rejuvenated inside and out - creating a striking first impression.

The revitalised building delivers on the needs of the modern occupier.



Five Cadogan

5



LOOK & FEEL

BREEAM 'Excellent'



Market leading ground floor common amenity



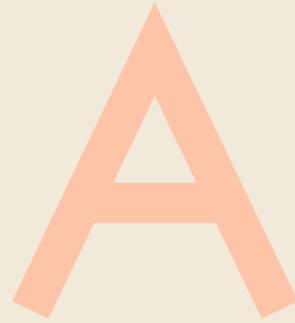
Common coffee point in double height reception area



Common areas WiFi enabled / floors are connection ready



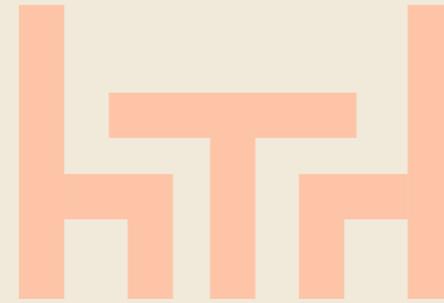
EPC A



Fully electric (from renewable sources)



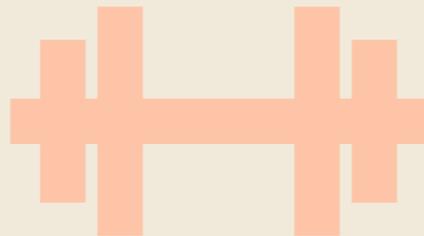
CAT A+ available on 1st floor



Brand new VRF heating & cooling systems throughout



Fitness studio and presentation suite



New reception with host service



Modern exposed ceilings



Sky lounge with rooftop function suite





IN FULL VIEW

Floor 05
Private Terrace

CAT A+ Office
LET

Glazed Atrium	Roof Terrace / Plant 2,989 Sq Ft			Sky Lounge

Car Park /
Bike Store

Presentation
Suite

Gym &
Yoga
Space

End of
Travel
Facilities

Basement
Amenities

Floor 01
8,740 Sq Ft
(Fitted)

Floor 02
10,411 Sq Ft

Floor 03
10,373 Sq Ft

Floor 04
10,379 Sq Ft

Floor 05
10,236 Sq Ft

Floor 06
9,486 Sq Ft

Five Cadogan



THE SWEET SMELL OF SUCCESS



WAKE UP & SMELL THE COFFEE

Setting the tone, the immediacy of the repurposed lobby at ground level showcases Five Cadogan's offering. Welcoming reception, fashionable breakout areas, instant workspace with amenities aplenty - a spectacular point of arrival and a feast for the senses.





NOSE FOR BUSINESS



16



- Reception
- Community Welcome Bar
- Breakout
- Huddle Space / Collaboration
- Kitchenette
- Focus Rooms
- Superloos
- Meeting Rooms
- Collaborative Area
- Booths

Five Cadogan





SAFE & SOUND



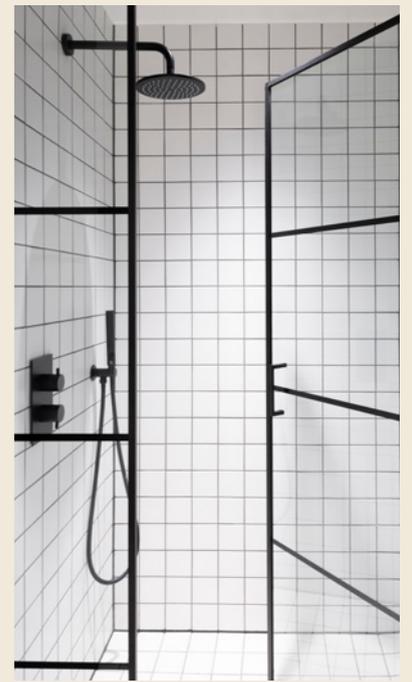
KEEP YOUR EAR TO THE GROUND

For the healthy commuter, the gym enthusiast or the cinefile; the lower ground facilities at Five Cadogan are abundant; catering to all requirements. From secure parking and wellness facilities to cinema room and storage - a safe and sound space in every sense of the word.





SURROUND SOUND



Connecting Staircase
Community Tea Point
Huddle Area
Wellness Pods
Presentation / Cinema Room
Yoga Suite / Multifaith Room
Gymnasium
Bike Store / Parking Bays
Changing Room
Shower Rooms
Lockers
Drying Room
EV Car Charge / DDA / Parking
DDA WC / Shower Room
Cleaners Cupboard
Motorcycle Bays



HIGH FIVE



FEEL THE SUN

26

Five Cadogan's 2,989 Sq Ft communal terrace and Sky Lounge not only offers stunning rooftop breakout and collaboration space but also affords the opportunity to host spectacular events with city skyline views.



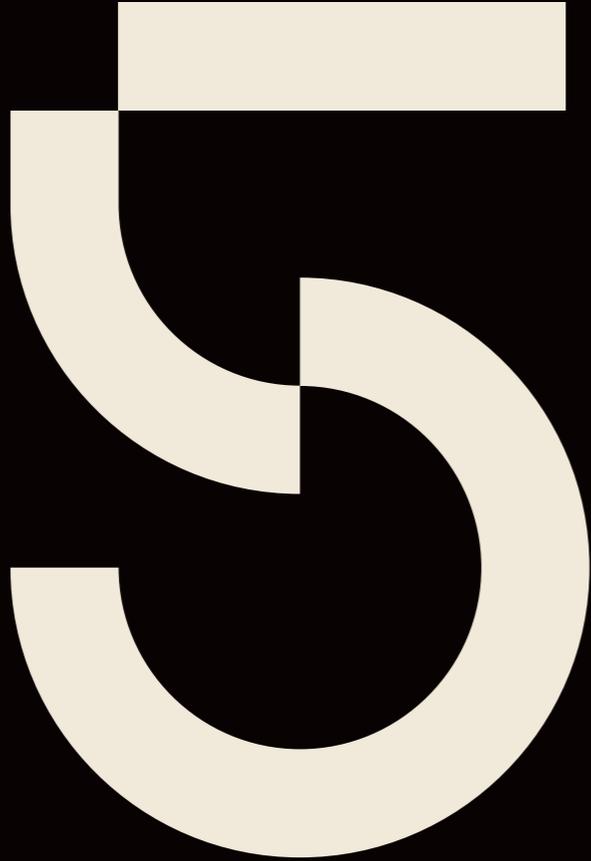


PRESS THE FLESH

28



Bar area with 24 seats
External seating for 36
2x 'Igloo pods' seating 14
W/C on this level
32 PV Panels



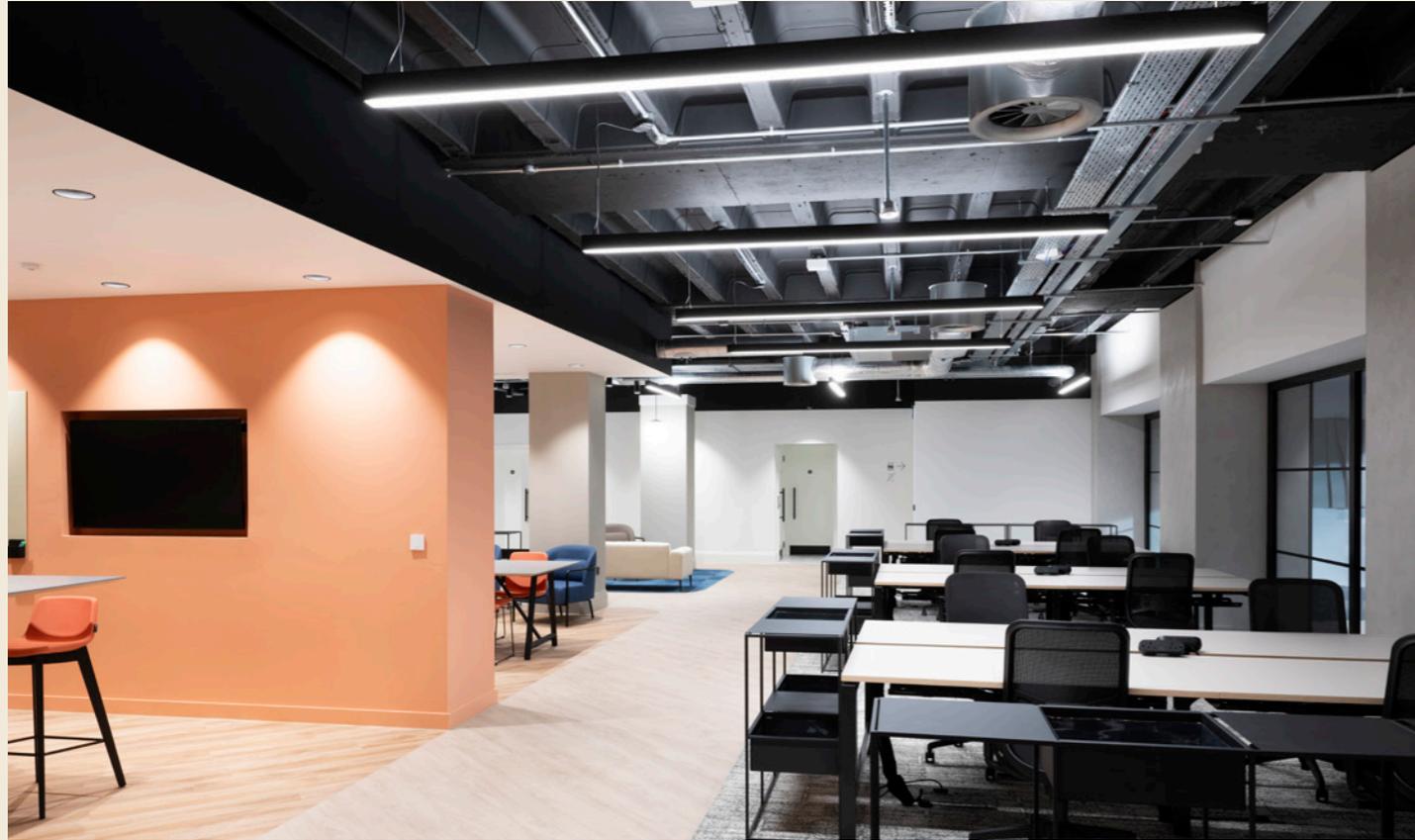
A SENSE OF SPACE



32



Five Cadogan



Floor: Five

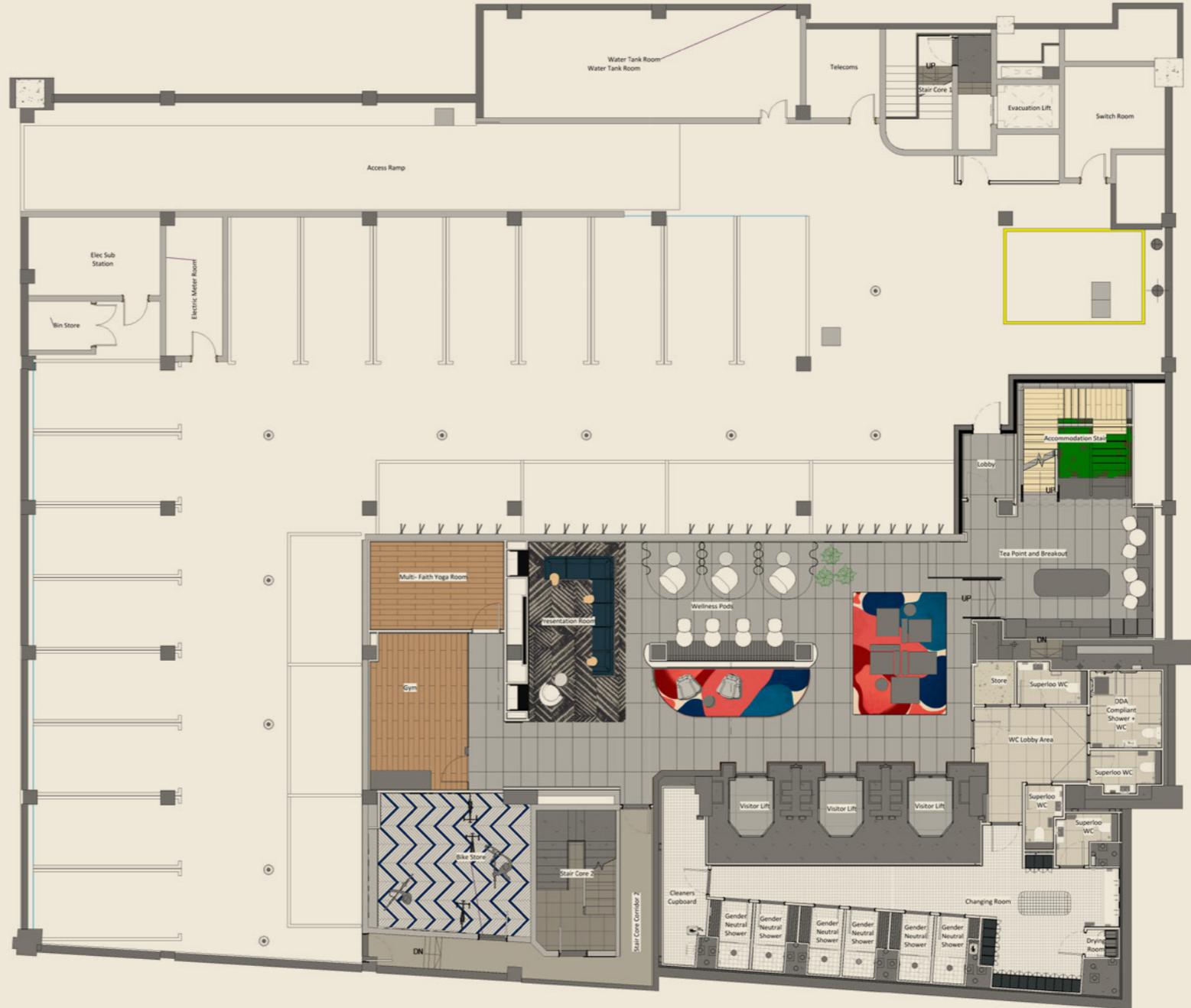
Workstations:	84
4P Meeting Room:	01
6P Meeting Room:	02
1P Focus Room:	03
Open Collaboration:	06
4P Phone Booth:	02
Lounge:	06
Tea Point:	01
Reception:	01
Comms Room:	01



FLOOR: BASEMENT

36

- Connecting Staircase
- Community Tea Point
- Huddle Area
- Wellness Pods
- Presentation / Cinema Room
- Yoga Suite / Multifaith Room
- Gymnasium
- Bike Store / Parking Bays
- Changing Room
- Shower Rooms
- Lockers
- Drying Room
- EV Car Charge / DDA / Parking
- DDA WC / Shower Room
- Cleaners Cupboard
- Motorcycle Bays





FLOOR: GROUND

38

- Reception
- Community Welcome Bar
- Breakout
- Huddle Space / Collaboration
- Kitchenette
- Focus Rooms
- Superloos
- Meeting Rooms
- Collaborative Area
- Booths





FLOOR: GROUND

40

NOW LET

Delivered in Cat A+

Workstations:	48
Dedicated Kitchen:	01
Collaboration / Touchdown:	02
Dedicated Meeting Room:	04
Dedicated Reception:	01
Private Pods:	02
Comms Room:	01





FLOOR: ONE

42

Delivered in Cat A+

Workstations:	76
6p Meeting Room:	03
1p Focus Room:	02
Open Collaboration:	04
4p Phone Booth:	02
Lounge:	03
Tea Point:	01
Reception:	01
Comms Room:	01



FLOOR: FIVE

44

1:12 sq m occupational density

Workstations:	84
4P Meeting Room:	01
6P Meeting Room:	02
1P Focus Room:	03
Open Collaboration:	06
4P Phone Booth:	02
Lounge:	06
Tea Point:	01
Reception:	01
Comms Room:	01



FLOOR: TYPICAL

46

1:10 sq m occupational density

Workstations:	96
4P Meeting Room:	01
12P Meeting Room:	01
12P Training Room:	01
Open Collaboration:	05
Events Space:	50
1P Phone Booth:	02
2P Booth:	01
Tea Point:	01
Visitor Waiting Area:	01
Reception:	01
Entertainment:	01
Breakout:	42
Resource Point:	01
Lockers:	100
Comms Room:	01
Cleaners' Cupboard & Store Room:	01





FLOOR: ROOF

48

- Bar area with 24 seats
- External seating for 36
- 2x 'Igloo pods' seating 14
- W/C on this level
- 32 PV Panels





IN GOOD TASTE



FIVE A DAY

As you'll see, Five Cadogan's location is second to none when it comes to local amenity.

From contemporary, cosy pubs to independant sandwich shops, here's Five of the best from the immediate area.

52

Experience cosy pub vibes, craft brews and hearty eats in a welcoming setting that's perfect for socialising and relaxing.



03

Cosy watering hole featuring a menu of beer, wine & creative signature cocktails in a contemporary space.

04

Fast, fresh and fantastic Taiwanese food ready when you are.



05



Serving up fresh ingredients in the form of salads, snacks and amazing coffee.

Proudly independent. Est 2008.
Speciality sandwiches & Piece roast coffee.

01



- 01 Piece
- 02 The Duke's Umbrella
- 03 Tabac
- 04 Bao
- 05 Sprigg



MOUTH WATERING

Five Cadogan

CAFÉS

- 01 Pret A Manger
- 02 Tinderbox
- 03 Gordon St Coffee
- 04 Costa Coffee
- 05 Caffè Nero
- 06 Piece
- 07 Fern Coffee Bar
- 08 Starbucks
- 09 Caffè Nero
- 10 Launch Coffee
- 11 Cafe Milano

RESTAURANTS

- 01 Pizza Punks
- 02 TopoLobamba
- 03 Bar Soba
- 04 Sugo
- 05 Bread Meats Bread
- 06 Miller and Carter
- 07 Gaucho
- 08 Glaschu
- 09 Alston Bar & Beef
- 10 Zizzi
- 11 Buck's Bar
- 12 La Lanterna
- 13 Scamp
- 14 Gost
- 15 The Ivy
- 16 Chaakoo Bombay Café
- 17 Ho Wong
- 18 Nando's
- 19 Turbine 75
- 20 Mezcal
- 21 Bao

SHOPPING

- 01 Buchanan Galleries
- 02 Princes Square
- 03 St Enoch Centre

GYMS

- 01 PureGym
- 02 Beat Theory Fitness
- 03 The Gym Group
- 04 Revolution Spin
- 05 Two Birds Fitness

BARS

- 01 The Admiral Woods
- 02 Bavaria Brauhaus
- 03 The Noble
- 04 The Smokin' Fox
- 05 The Waterloo
- 06 The Solid Rock Café
- 07 Champagne Central
- 08 Stereo
- 09 Tabac
- 10 The Social
- 11 The Duke's Umbrella
- 12 26 Hope Street
- 13 Devil of Brooklyn

GROCERIES

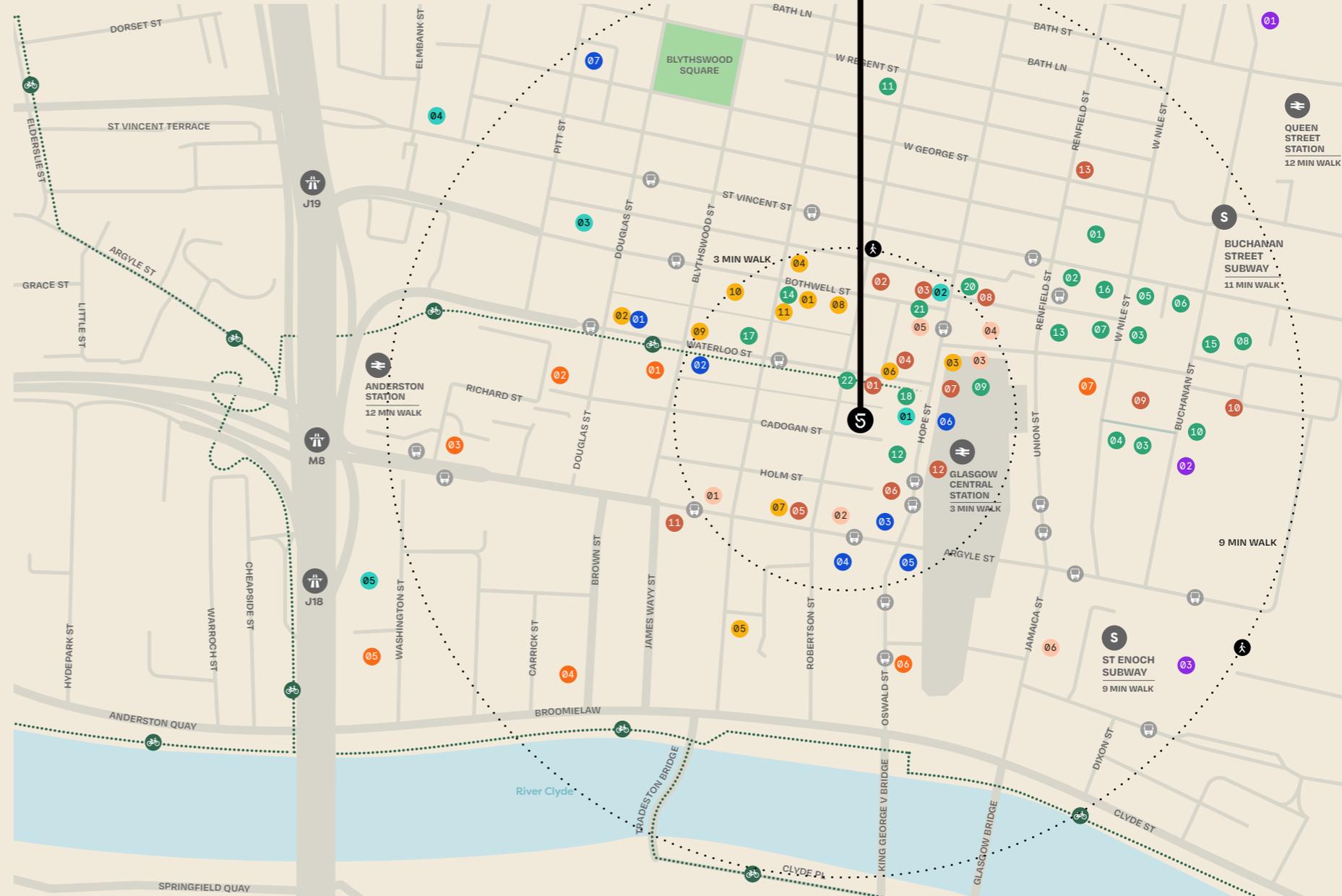
- 01 Tesco Express
- 02 Co-op
- 03 M&S Food
- 04 Sainsbury's Local
- 05 Tesco Express
- 06 Lidl

HOTELS

- 01 ibis Styles
- 02 Hotel Indigo
- 03 Yotel
- 04 Radisson Blu
- 05 Motel One
- 06 voco Grand Central
- 07 Malmaison

PARKING

- 01 Q-Park Waterloo Street
- 02 Cadogan Square Car Park
- 03 500 Argyle St Parking
- 04 Brown St Car Park
- 05 Washington Street Car Park
- 06 NCP Glasgow Central Station
- 07 NCP Glasgow Mitchell St

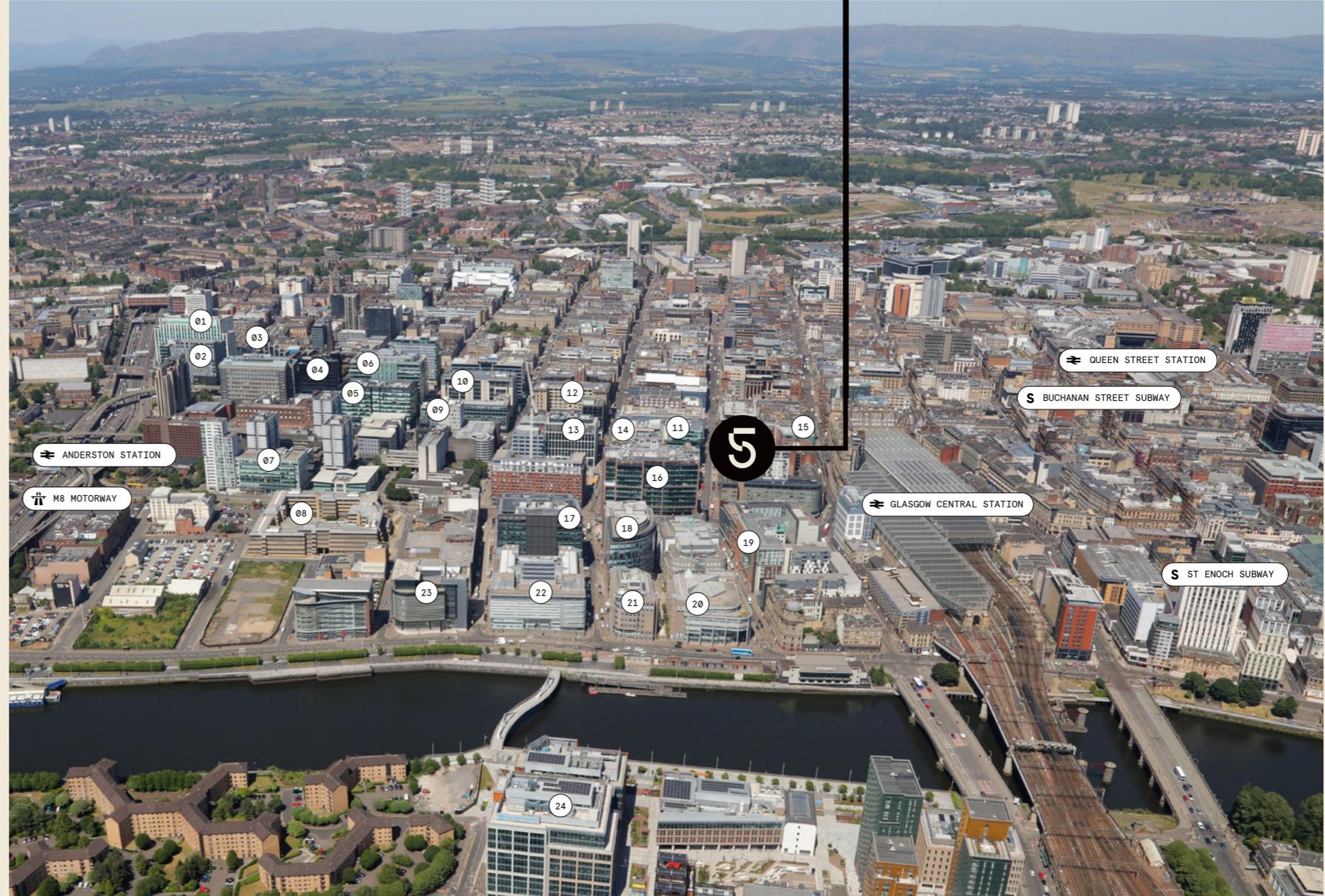


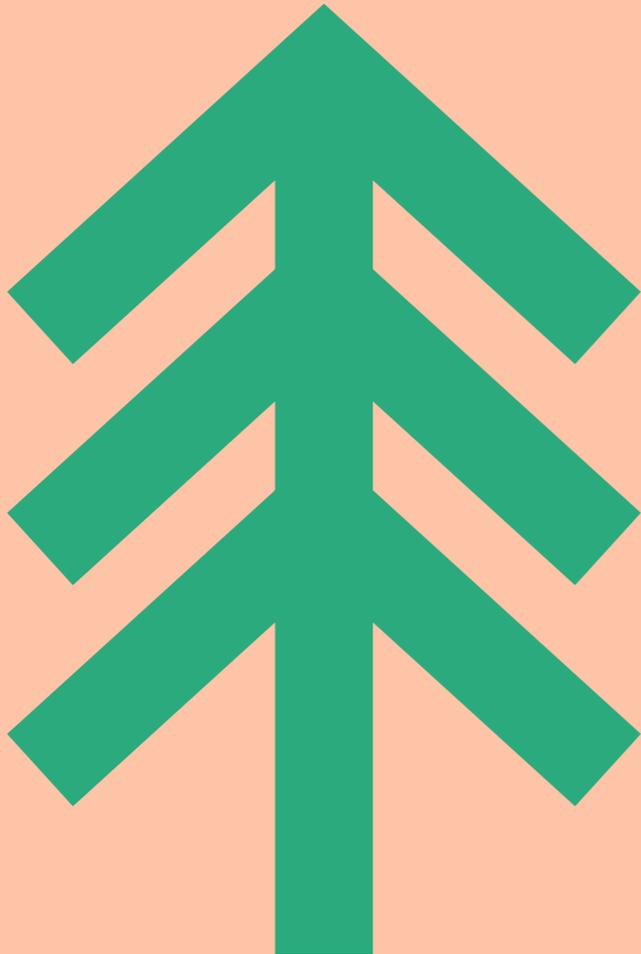


TASTE BUDS

Five Cadogan

NEIGHBOURING OCCUPIERS	
01	Scottish Power
02	KPMG
03	Santander
04	Diageo
05	Morgan Stanley
06	Virgin Money
07	AXA
08	Ministry of Defence
09	Chubb
10	Pincent Masons
11	NFU
12	Jacobs
13	OVO Energy
14	Esure
15	SSE
16	JPMorganChase
17	HM Revenue & Customs
18	Morton Fraser Macroberts
19	Scottish Government
20	Department for Work & Pensions
21	Scottish Courts & Tribunals Service
22	BT
23	Scottish Government
24	Barclays





ENERGY & CARBON

Carbon Neutral Development

Net Zero Operational Carbon

On site EV charging facilities

Energy efficient VRF system
to reduce operational energy

On site renewable energy

32 PV panels on the roof

Lower embodied carbon through
specification of green materials

TRANSPORT & ACTIVE TRAVEL

Prime City
Centre Location

15 minutes from
Glasgow Airport

Secure cycle storage
with 42 spaces

Changing facilities
and drying lockers

Parking for
20 vehicles

EXTERNALLY BENCHMARKED

EPC 'A' rated

Targeted BREEAM Excellent

WELL Platinum
(Pre-Assessment)

GOOD SENSE

CIRCULAR ECONOMY & WASTE MANAGEMENT

Re-use of raised access floor
throughout the project

100% of construction waste to
be diverted from landfill

BIODIVERSITY

The project boasts a
Biodiversity Net Gain

Green roof and
planting scheme to
increase biodiversity

Installation of bird and
bat boxes to aid breeding

Pollinator strategy with
native flora and fauna

HEALTH & WELLBEING

Low VOC products specified
throughout the building

Communal landscaped
rooftop terrace

Ventilation rate of
14L/s per person

On site fitness studio

Wellbeing pods

Communal cinema room



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GET IN TOUCH

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See more:
fivecadogan.com