

# REVITALISED ICON

310

ST VINCENT ST

FOR LEASE  
3,293 TO 39,110 SQ FT  
WORK SPACE AVAILABLE NOW

GLASGOW

TO LET

REVITALISED

ICON

Flexible, iconic and hyper-connected,  
amenity rich 310 SVS sits in the heart of  
Charing Cross super-hub.

|                                                                                    |                                               |
|------------------------------------------------------------------------------------|-----------------------------------------------|
|    | Stunning panoramic views                      |
|   | Space from 3,293 - 39,110 sq ft               |
|  | Grade A specification                         |
|  | External glass lift opening directly to floor |
|  | Cat A+ fully fitted 4th Floor                 |



310 IS READY, ARE YOU?

|                                                                                  |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Comprehensively refurbished landmark building                                    | Island site with panoramic views                                                  | Excellent natural light                                                            | Up to 39,110 sq ft available                                                        | Floor sizes range from 3,293 – 39,110 sq ft                                         | CAT A / CAT A+ availability                                                         |
|  |  |  |  |  |  |

JOIN THE EVOLUTION

|                                                                                    |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| IT connectivity in place                                                           | Floor to ceiling height 2.8m                                                        | On-site Café and Spin studio                                                         | Private terraces on the 5th, 6th & 7th Floors                                         | Extensive wellness facilities, with tenant engagement App                             | No fossil fuels, Smart Technology and EPC 'A'                                         |
|  |  |  |  |  |  |

|                                                                                     |                                                                                    |                                                                                     |                                                                                      |                                                                                     |                                                                                      |                                                                                      |                                                                                      |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| SAY HELLO                                                                           |                                                                                    |                                                                                     |                                                                                      |  |   |   |   |
|    |   |   |   |  |   |   |   |
|   |  |  |  |  |  |  |  |
|  | TO THE LOCALS                                                                      |                                                                                     |                                                                                      |                                                                                     |                                                                                      |                                                                                      |                                                                                      |

WELCOME TO THE NEIGHBOURHOOD

# AMENITIES



# IN ABUNDANCE

# YOUR CENTRAL GLASGOW HUB

....and so much more,  
just moments away



Charing Cross  
Train Station  
5 minute walk



Glasgow  
Central Station  
13 minute walk



Anderston  
Train Station  
7 minute walk



M8  
Motorway  
3 minute drive



St George's Cross  
Subway  
15 minute walk



National Cycle  
Route 75  
3 minute cycle

THE BUILDING

# LANDMARK BUILDING

## IN THE HEART OF GLASGOW

THE BUILDING

STUNNING

PANORAMIC VIEWS

THE BUILDING

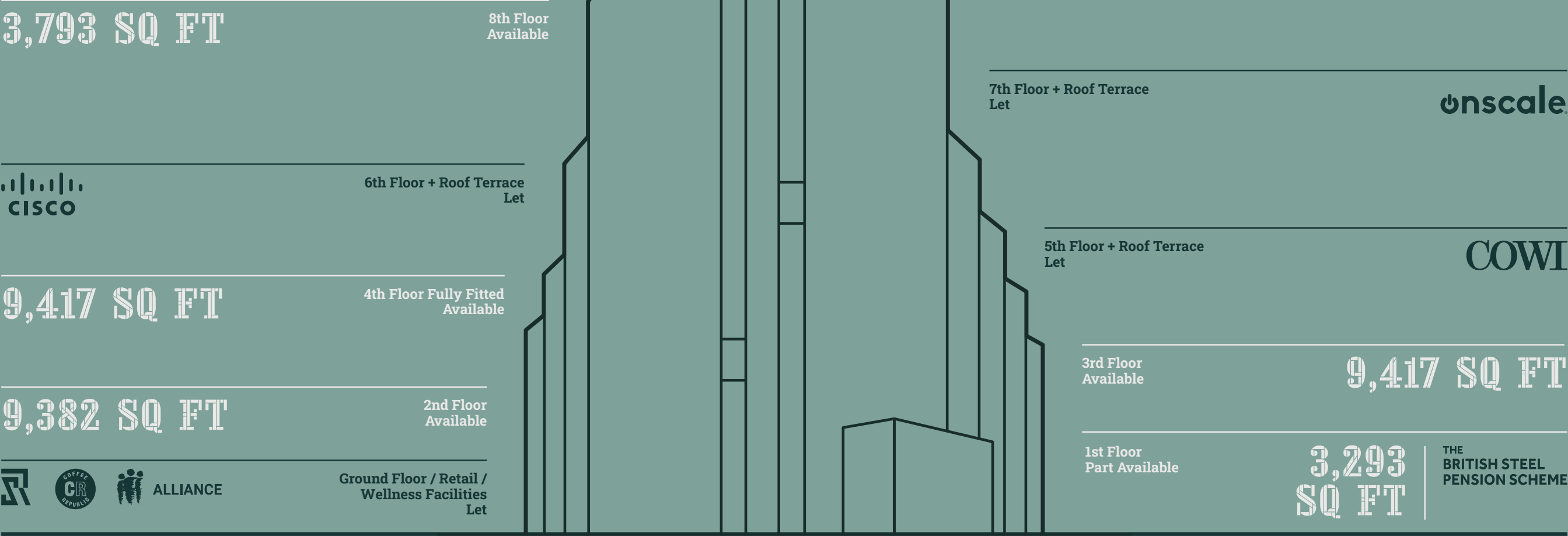


CAT A + FULLY  
FITTED NOW



ACCOMMODATION

Measurements are estimated Net Internal Areas, subject to final measurement. Plans are indicative only and are not to scale, they should not be relied on.



THE BUILDING



NEWLY  
REFURBISHED  
RECEPTION



# OPEN PLAN



# FLOOR PLATES

# 4TH FLOOR



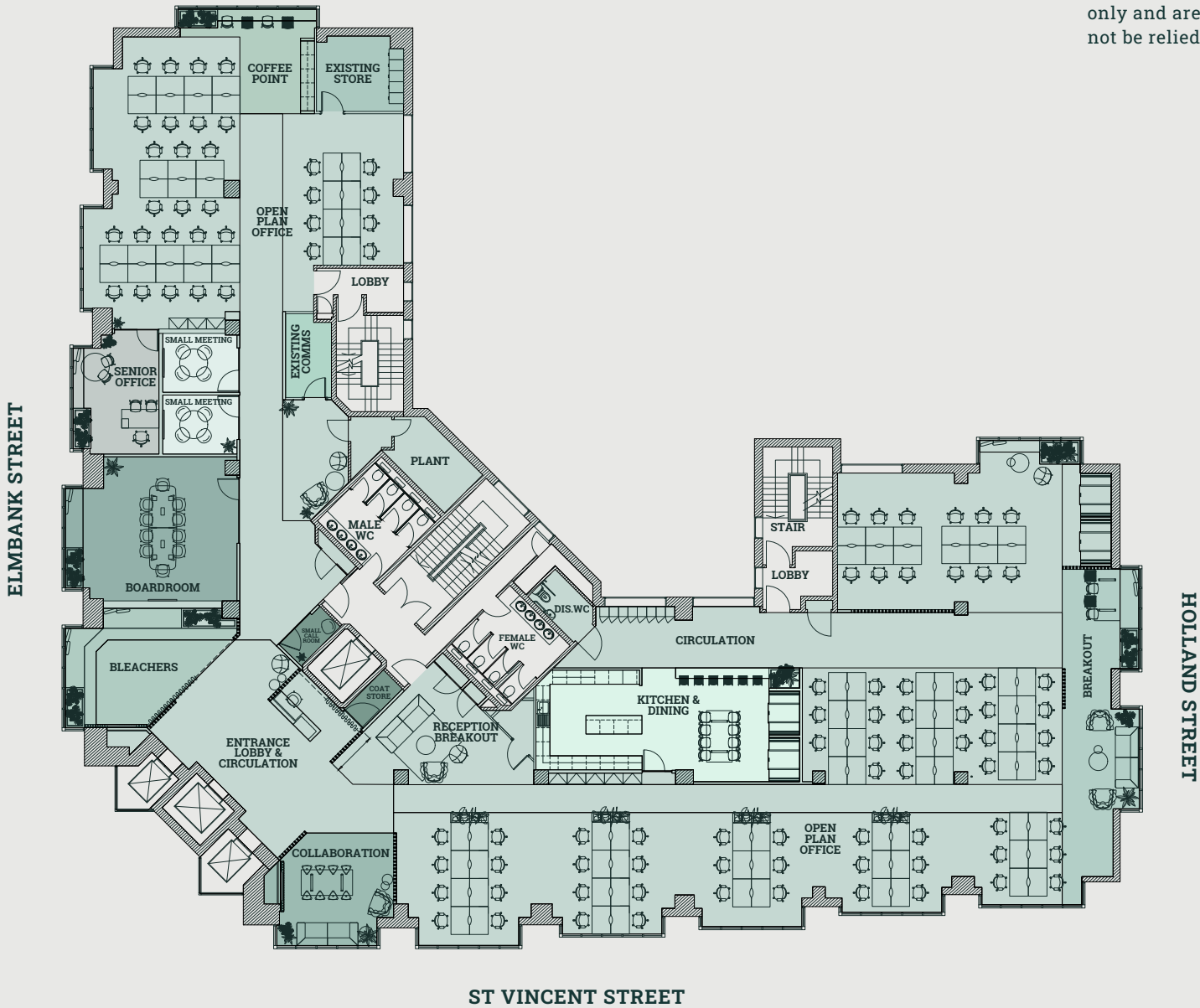
THE BUILDING

SPACE  
PLAN

4TH FLOOR  
9,417 SQ FT

- 100 Workstations
- 01 Reception Area
- 01 Bleacher Seating
- 02 Small Meeting Room
- 01 Senior Office Suite
- 01 Boardroom
- 01 Collaboration
- 01 Kitchen / Dining
- 01 Breakout Space
- 01 Coffee Point
- 01 Small Call Room
- 01 Coat Store
- 01 Comms

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THE BUILDING



# SPECIFICATION

|                                                                                                                                             |                                                                                                                                     |                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
|  <b>Refurbished Double Height Reception</b>                 |  <b>Floor to Ceiling Height 2.8m</b>             |  <b>Changing Rooms and Lockers</b>              |
|  <b>Security Pass Gates in Reception</b>                    |  <b>New AC And Central Plant</b>                 |  <b>9 Showers</b>                               |
|  <b>Full time Building Manager</b>                          |  <b>Perforated Metal Tiled Suspended Ceiling</b> |  <b>Vanity and Hair Drying Stations</b>         |
|  <b>3x Passenger Lifts</b>                                  |  <b>LED Lighting</b>                             |  <b>EPC A</b>                                   |
|  <b>1x Goods Lift</b>                                       |  <b>Raised Access Flooring</b>                   |  <b>No Fossil Fuels</b>                         |
|  <b>Excellent Natural Light</b>                            |  <b>Refurbished Private WCs</b>                 |  <b>Smart Building Technology</b>              |
|  <b>Occupational Density Ratio 1:8</b>                    |  <b>Cat A / Cat A+ Availability</b>            |  <b>Fibre Backbone</b>                        |
|  <b>Stunning Panoramic Views</b>                          |  <b>Tenant Community App</b>                   |  <b>50 Car Parking Spaces (1:1,373 Sq Ft)</b> |
|  <b>Private Terraces on the 5th, 6th &amp; 7th Floors</b> |  <b>On-Site Spin Studio</b>                    |  <b>Commuter Suite</b>                        |

THE BUILDING

# CAFÉ &



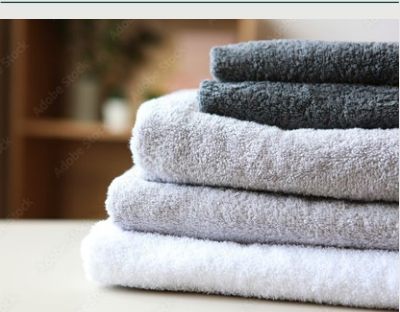
# REVOLUTION SPIN STUDIO AT 310

# WELLNESS

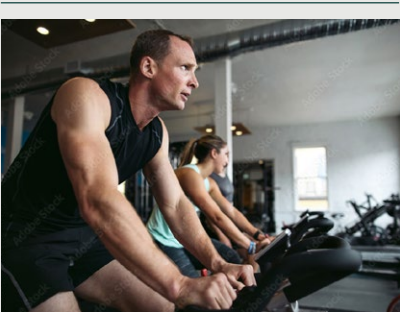
Dedicated Cycle Entrance



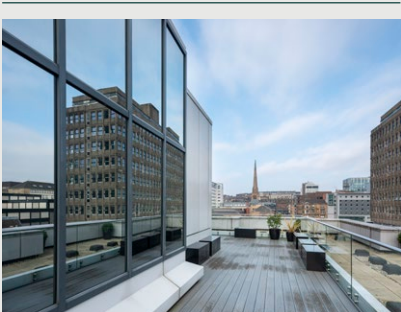
Towel Service



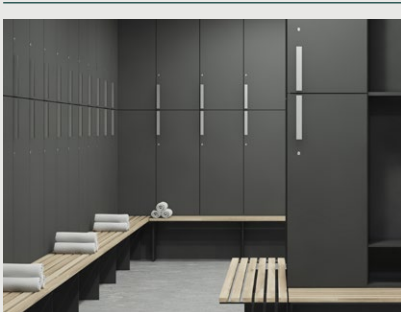
Revolution Spin Studio



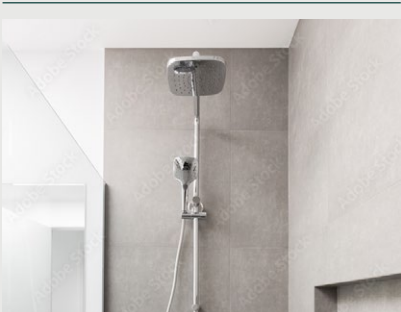
Private Terraces On The 5th, 6th & 7th Floors



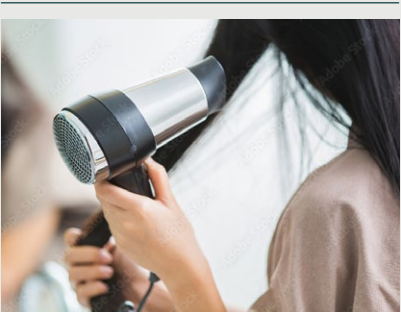
73 Locker Spaces



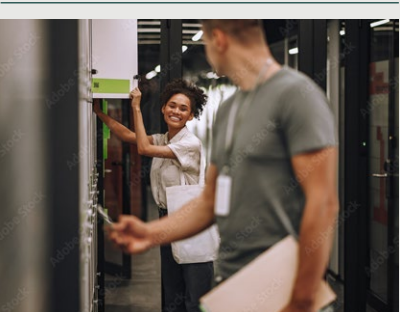
9 Showers



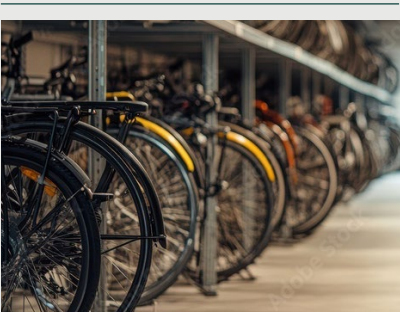
Vanity And Hair Drying Stations



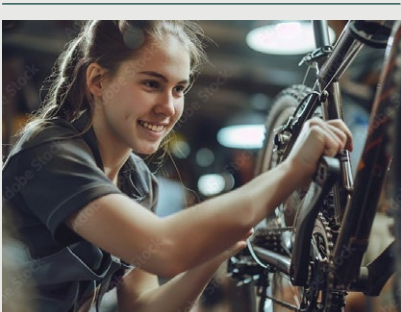
24 Drying Lockers



69 Cycle Racks (1:995 Sq Ft)



Bike Maintenance Stand



Events Programme



# FACILITIES

# SUSTAINABILITY

In a bid to reduce environmental impact and achieve a carbon-neutral status, the building has a range of clever design features and a dedicated 310 SVS Sustainability Working Group to ensure we are consistently upholding our commitment to an environmentally friendly future.



## RENEWABLE

100% renewable energy is used across the development. No gas on-site.



## SMART TECHNOLOGY

We monitor utility usage with smart devices to identify efficiencies to keep costs to a minimum.



## RECYCLING

A development-wide recycling strategy to minimise waste.



## EV CHARGING

EV charging point provided along with state of art facilities for cyclists.

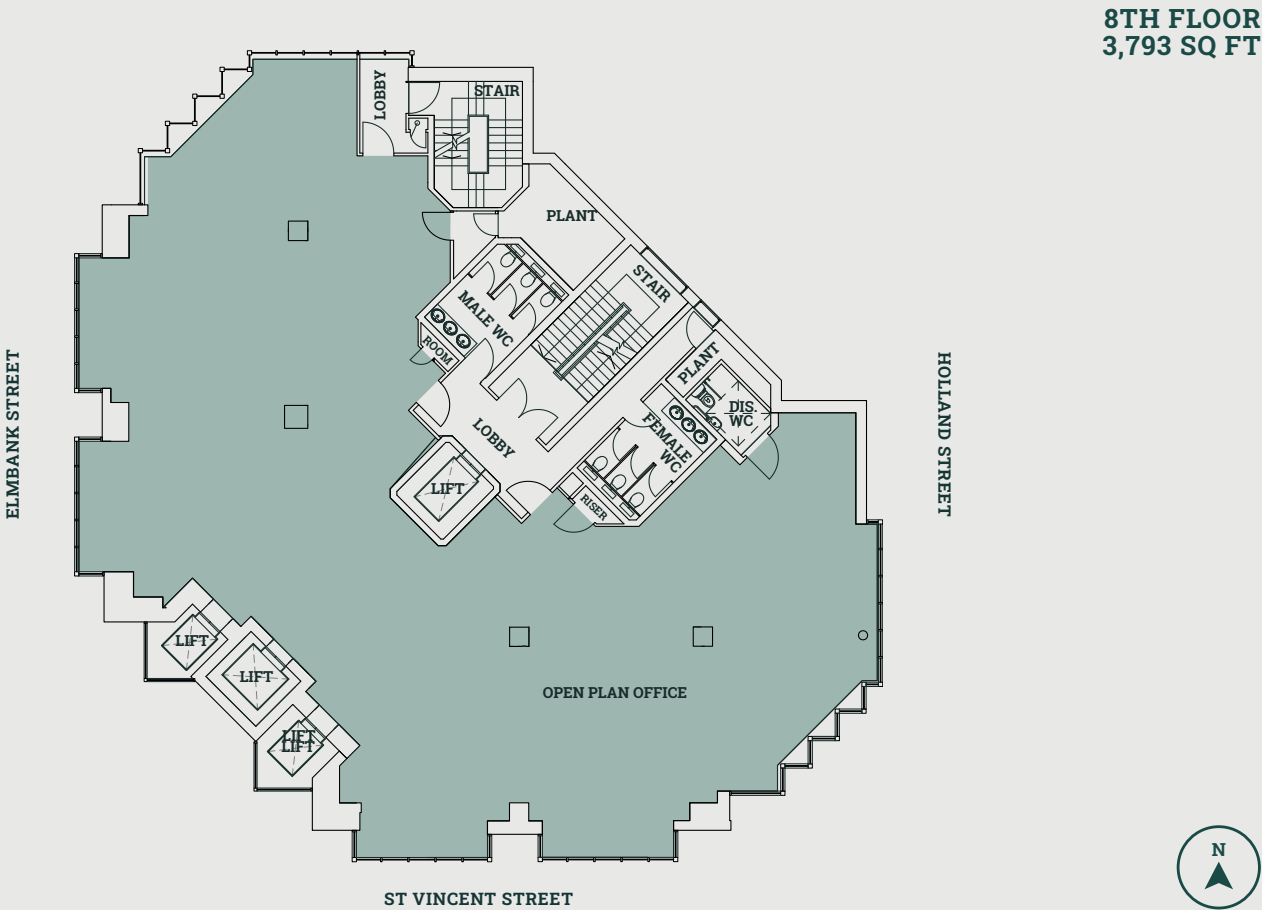
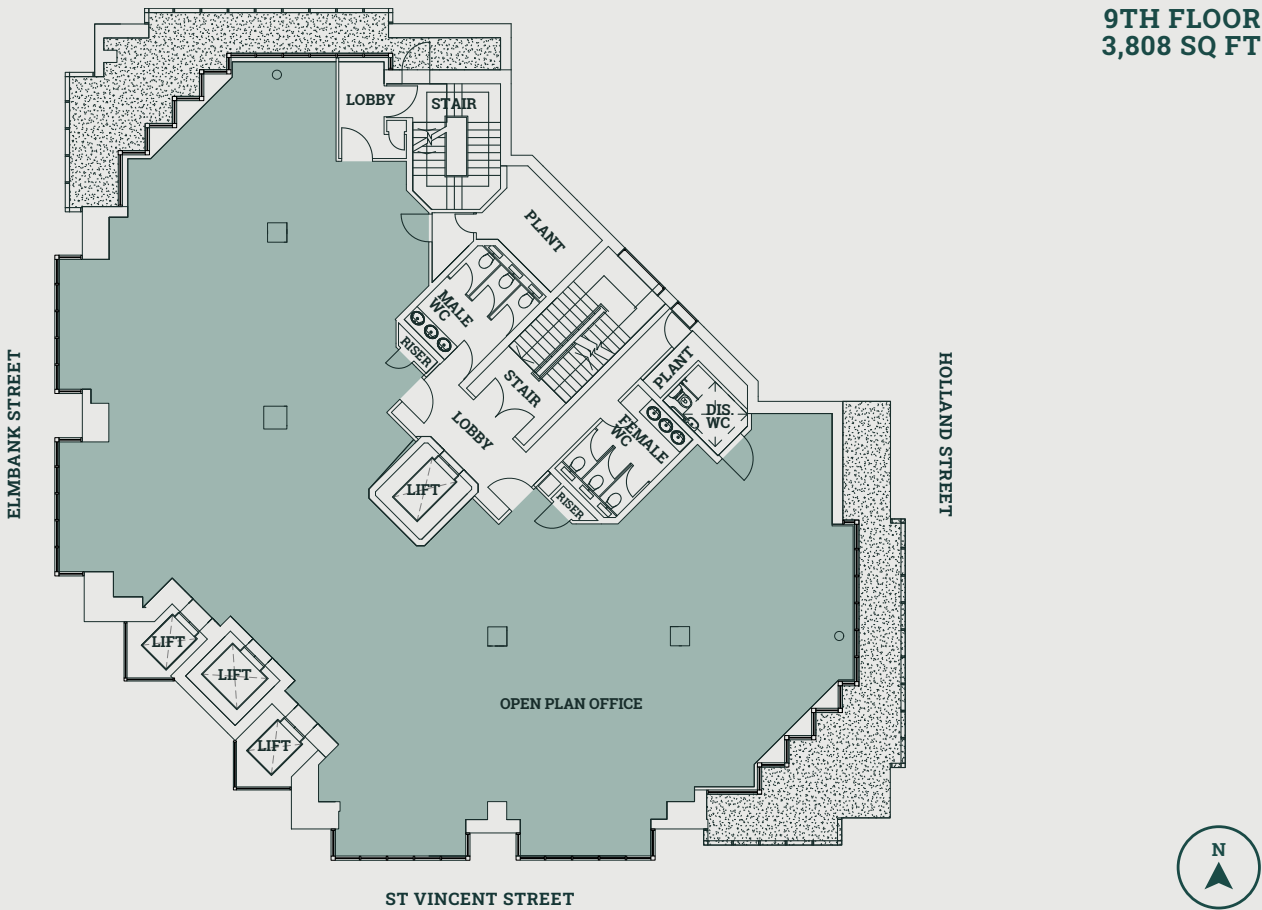


## TENANT ENGAGEMENT

The tenant comes first at 310 SVS with services and events tailored for our community.

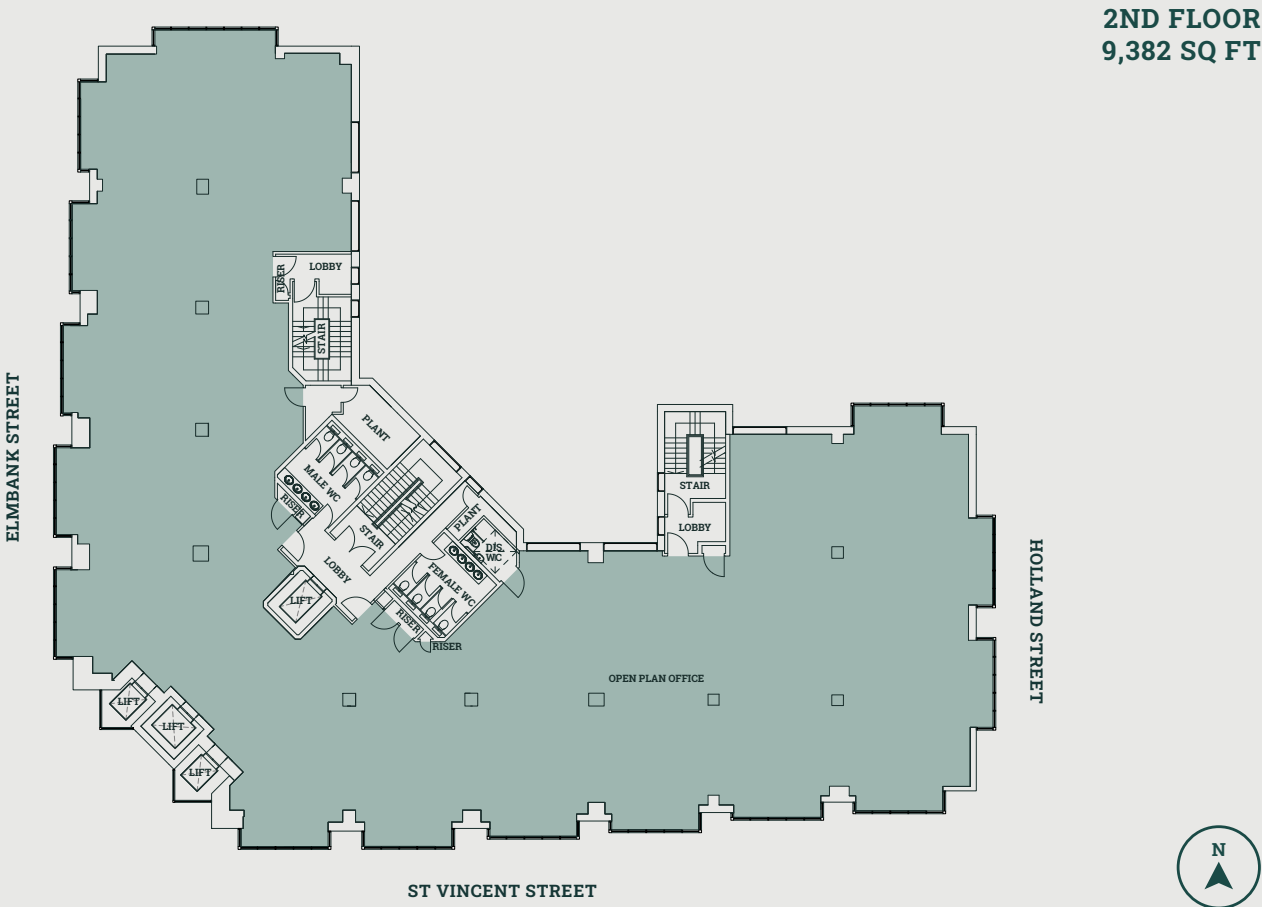
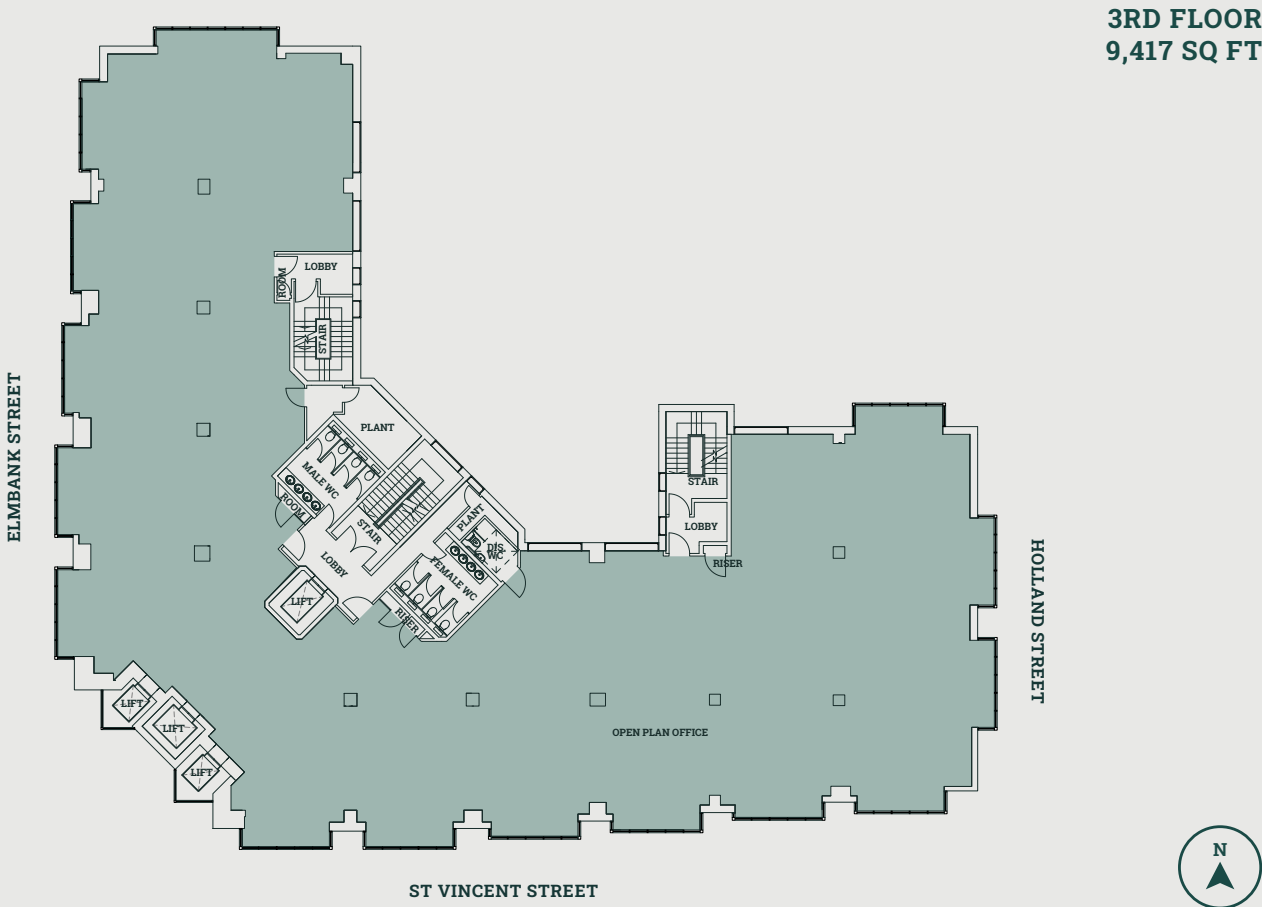
# FLOOR PLANS

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# FLOOR PLAN

**1ST FLOOR**  
**3,293 SQ FT**



310

ST VINCENT ST

Development by:

EAGLE STREET

310stvincentstreet.com

## CONTACT

Get in touch with our leasing team to find out more:

MC<sup>2</sup>

savills

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