ONE TWO THREE

ST VINCENT STREET
GLASGOW / G2 5EA

ONE
TWO
THREE



NEW WORKSPACE AT THE CENTRE OF GLASGOW'S BEATING HEART

- Comprehensive refurbishment of a landmark Glasgow office building
- Delivery in Q1 2027
- Suites from 2,300 to whole floors of 15,700 sq ft

ONE

ONE TWO THREE UNRIVALLED LOCATION

BARS/RESTAURANTS

01. Göst
02. La Lanterna
03. Pizza Punks
04. Drum and Monkey
05. Turtle Bay
06. Bavaria Brauhaus
07. Hope and Vincent
08. Bucks Bar
09. Pho
10. Nuku Nuku
11. Little Tuscany
12. The Fat Hippo
13. Topalabamba
14. Tony Macaroni
15. The Last Bookstore
16. Stereo

CAFÉ/CONVENIENCE

01. Tesco Express
02. Sainsburys Local
03. Costa
04. Pret a Manger
05. Starbucks
06. Greggs
07. Homemade
08. Café Fame
09. Blank Street Coffee
10. Absolute Roasters
11. Metro Sandwich
12. Bao
13. Sprigg
14. Taco Mazama
15. Café Nero
16. Baynes Bakery

KEY CONNECTIONS

- Glasgow Central Train Station 2 MINS
- Voi Bike Station 4 MINS
- Buchanan Street Subway Station 5 MINS
- Queen Street Train Station 5 MINS
- St Enoch Subway Station 9 MINS

KEY

- Airport bus stop
- Multi-storey car park



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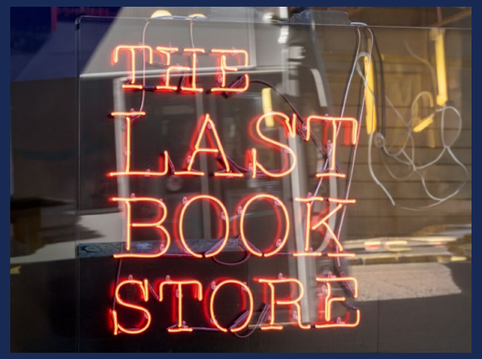
AN EXCITING NEW FOOD AND BEVERAGE DISTRICT ON ST VINCENT STREET

















NEW WORKSPACE AT THE CENTRE OF GLASGOW'S BEATING HEART

SPECIFICATION

- All electric VRF Air Conditioning
- Large flexible floorplates from 15,700 sq ft
- 6 storey atrium with integrated coffee / juice bar and informal meeting spaces
- 4 x 16 person new high speed lifts with smart technology
- 2.7m clear floor to ceiling height / 3.2m floor to exposed ceiling
- Range of delivery options, from shell and floor to Fully Fitted
- Design density of 1/10 sq m
- High quality male and female WC's on each floor
- 32 car parking spaces

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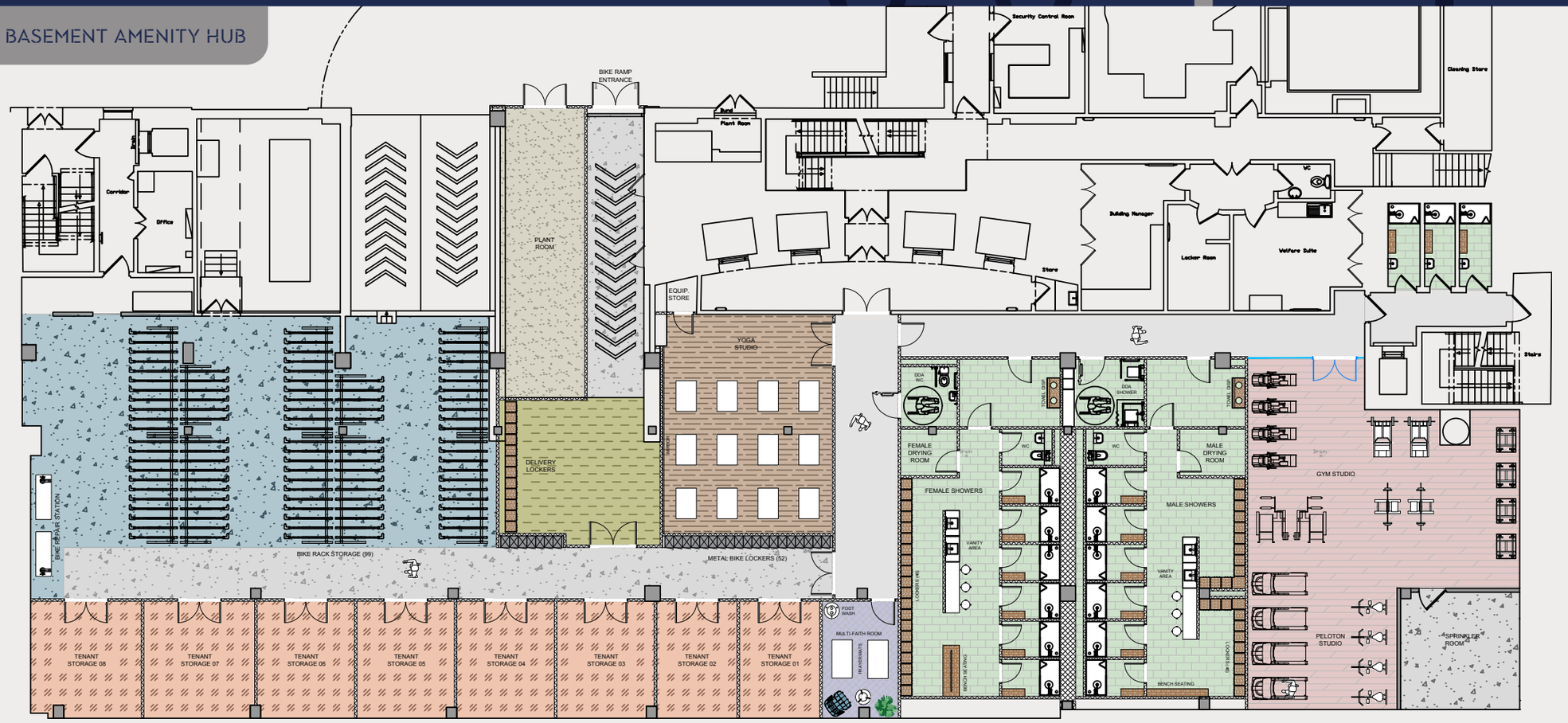
UPPER BASEMENT AMENITY HUB



AMENITY & WELLBEING

- 99 bicycle storage racks
- 2 x bicycle repair stations
- 134 lockers
- 16 private showers
- Male and female drying rooms
- Yoga studio
- High specification gym
- Multi-faith room
- Secure Amazon locker zone

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SUSTAINABILITY



*EPC A

BREEAM®

*BREEAM
'Excellent'

Building fully de-gassed and 100% renewable electricity in use



New energy efficient VRF air conditioning system throughout

CO_2

70% saving in embodied carbon vs new build alternative

Smart sub metering for energy optimisation



* Targeting

ONE TWO THREE

THE SPACE

FLOOR	SQ FT (NIA)	AVAILABILITY	USE
Roof Level	-	-	Landlord and Tenant Plant
8th Floor	14,706	Available	Office
7th Floor	15,753	Available	Office
6th Floor	15,519	Available	Office
5th Floor	15,426	Available	Office
4th Floor	15,364	Available	Office
3rd Floor	vodafone		Office
2nd Floor	vodafone		Office
1st Floor	vodafone		Office
Ground	2,288 - 6,033	Available	Reception, auditorium / meeting, flex office suites
Upper Basement			Bike Parking and Amenity Hub
Lower Basement			Car parking (32 Spaces)



ONE TWO THREE

GROUND FLOOR

2,288-6,033 SQ FT

- 01 Auditorium
- 02 Coffee / juice bar
- 03 Informal meeting spaces
- 04 The lounge
- 05 Library
- 06 Fully Fitted Offices

AREA	WORKSPACE 1	WORKSPACE 2	WORKSPACE 3
Net Internal Area	6,033 sq ft	2,288 sq ft	2,457 sq ft
Desks (1400mm Wide)	60	30	24
Welcome Area	1		1
Welcome / Collab Area		1	
1 Person Call Room	3	2	1
2 Person Meeting Room	1		1
5 Person Meeting Room	2		
8 Person Meeting Room		1	
10 Person Boardroom	1		1
Private Office	2		1
Touch Down / Collab Areas	2		1
Tea Point	1	1	1
Print Area	2	1	1
Comms Room	1		1
Comms Cupboard		1	
Store Room	1		



ONE
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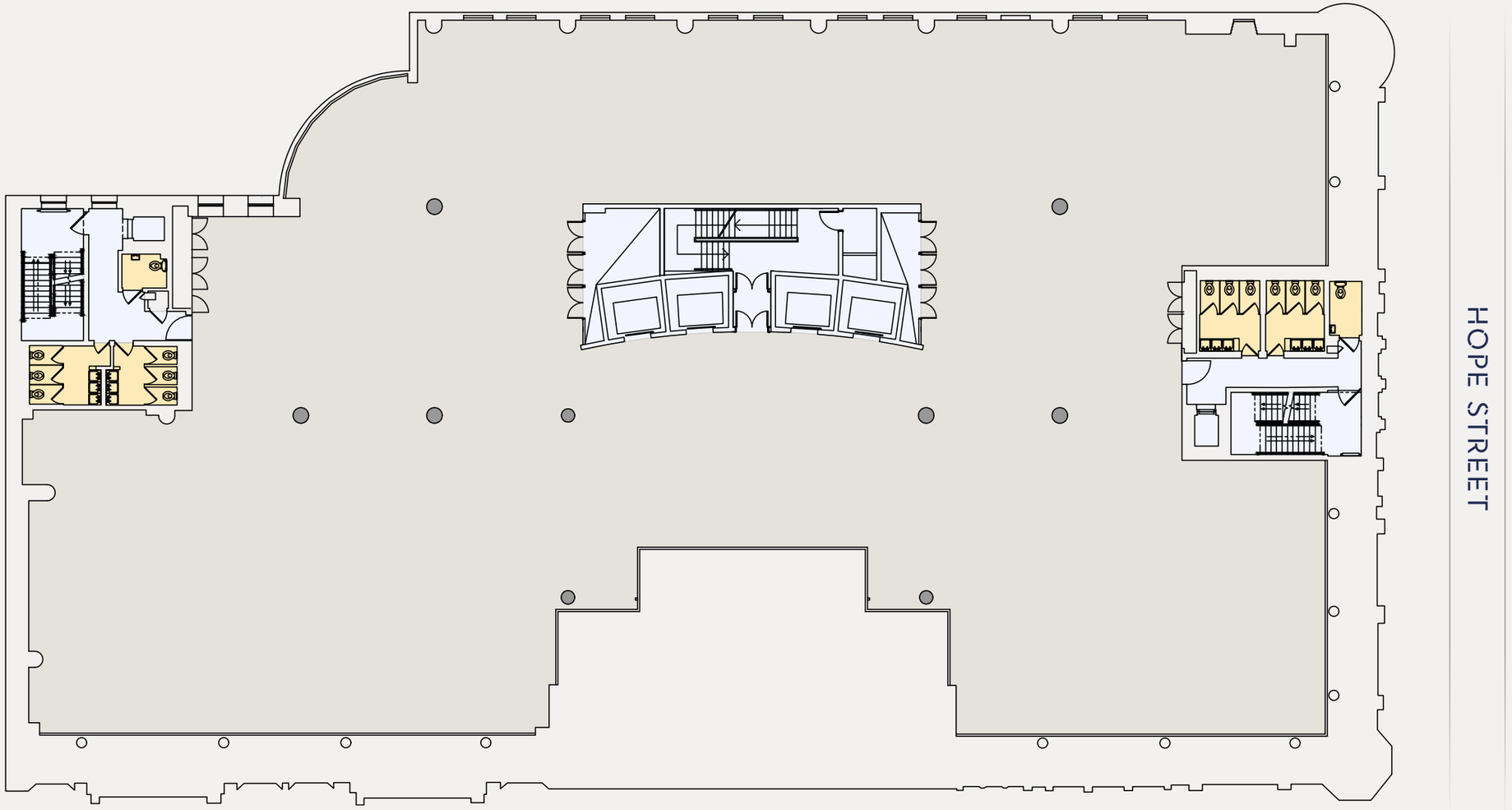
TYPICAL UPPER FLOOR

SPACE

15,700 SQ FT





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SPACE PLAN

15,700 SQ FT

- 01 Multi functional area
- 02 Tea point and breakout area
- 03 Arrival lounge
- 04 Wellness
- 05 Huddle rooms
- 06 Call rooms and booths
- 07 Private offices
- 08 Meeting rooms

Area	Quantity
Desks (1400mm Wide)	152
Occupancy Ratio	1:10m²
Welcome Area	01
1 Person Call Room	04
1 Person Call Booth	04
4 Person Meeting Room	04
8 Person Meeting Room	01
12P Meeting Room	01
Huddle Room	02
Private Office	04
Touch Down / Collab Areas	12
Tea Point	01
Wellness Room	01
Print Area	02
Comms / Store Room	01



ONE TWO THREE

123 ST VINCENT STREET DELIVERS...

ESG CREDENTIALS	GENEROUS STAFF AMENITIES	FULLY FLEXIBLE SPACE	UNRIVALLED LOCATION
EPC "A" and BREEAM "Excellent"*	Feature reception with six storey atrium, integrated coffee / juice bars, and informal meeting spaces	117,000 sq ft over 8 floors with flexible floor plates of 15,700 sq ft (typical floor)	At the heart of Glasgow's core business and transport hub
Building fully de-gassed and 100% renewable electricity in use	High specification gym, spin studio and flexible yoga space	Three fully fitted suites on the Ground floor, ranging in size from 2,300 sq ft to 6,000 sq ft	Just 2-5 minutes from Central Station, Queen Street Station and Buchanan Street Subway
New energy efficient VRF Air Conditioning system throughout	Extensive 'End of Journey' facilities with 99 secure cycle racks, 134 lockers & 16 private showers	Upper floors available on "shell and floor", CAT A or CAT A+ Fully Fitted basis	In the centre of Glasgow's retail/leisure districts
70% saving in embodied carbon vs new build alternative	Large 70 person auditorium space at ground floor offering flexible staff event and meeting options	Secure tenant storage spaces available within upper basement area	Immediate access to Glasgow Airport bus line

* targeting



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