

Four Winds Building, Pacific Quay, Glasgow, G51 1DZ

FOR SALE



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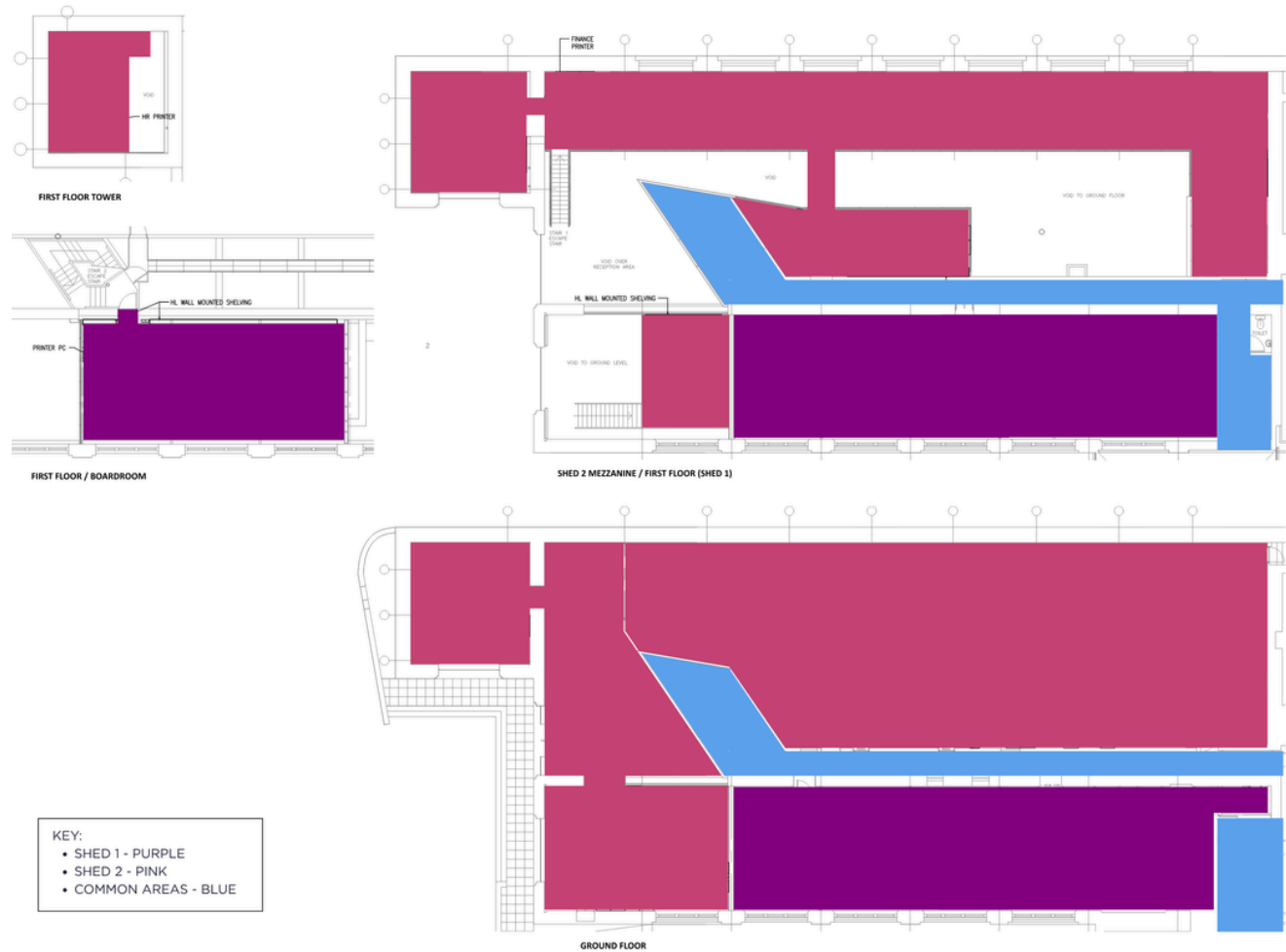
HISTORY

The Four Winds building formed an integral part of the Princes' Dock Basin, the largest on the River Clyde when it was opened by the Clyde Navigation Trust in 1900. The building was the electric generating station and pumping house, pumping water between the rotundas and generating power for the electric cranes. It was Listed Category A in December 1970.

DESCRIPTION

The iconic Four Winds building provides modern office accommodation over ground, mezzanine and first floor levels. When converted to offices the building was designed to be subdivided into 2 sections both of which have dedicated entrances. With reference to its past, the various sections are referred to as Shed 1 and Shed 2. Shed 1 is the 2-storey office section accessed from the west facing elevation, adjacent to the main car park. Shed 2 is mainly formed over the ground floor and various mezzanines with additional accommodation in the tower and is accessed via the north facing elevation overlooking the River Clyde. There are two surfaced car parks providing 53 clear car parking spaces and 4 disabled car parking spaces.

The Category A listed building is constructed from mainly brick walls set beneath a pitched slated roof and a large flat roof covered with a single membrane system. There are timber framed windows to the east and west elevations and large glazed curtain walling and glazed roof lights inset in the flat roof providing natural light to Shed 2. Internally there is a combination of raised floors and perimeter trunking. The brickwork walls have been left exposed in part as a feature and in the main there are no ceilings with the office space being open to the underside of the roof. There is a central stair and corridor that provides access to Shed 1 and Shed 2 and acts as the main fire escape. Each part of the property has dedicated kitchen and toilet facilities. A common gas fired heating system provides heating and the occupiers have installed comfort cooling to parts of the property.



ACCOMMODATION

The office accommodation extends as follows:

Shed	Size
Shed 1	3,960 sqft (367.90 sqm)
Shed 1 (Boardroom)	996 sqft (92.53 sqm)
Shed 2	8,275 sqft (768.77 sqm)
Total	13,231 sqft (1,229.20 sqm)

Four Winds Building

Pacific Quay, Glasgow

LOCATION

The Four Winds building is prominently located within Pacific Quay, which is a business district located 1 mile south-west of Glasgow city centre, on the south bank of the River Clyde. BBC Scotland and STV are both headquartered at Pacific Quay adjacent to the Glasgow Science Centre, Millennium Tower and iMax cinema. Other commercial users include Disclosure Scotland, BIP Solutions and The Hub which offers flexible office solutions for start-ups to corporates. Recent residential development by Cala Homes (Princes Quay) on the southside of Pacific Quay has added significant footfall and is driving the development of further amenity. The Village and Premier Inn hotels currently provide leisure and hospitality amenity however further retail amenity is available on Paisley Road West to the south or Argyle Street to the north of Pacific Quay.

Pacific Quay is well served by both bus and train connections. There are 15 routes passing along Pacific Drive providing direct access to Glasgow city centre. A short walk across the River Clyde gives you access to the Exhibition Centre train station which provides east - west connections through the city centre. Glasgow's subway network passes to the south of Pacific Quay with the nearest station being Cessnock, just a 10-minute walk. Pacific Quay forms part of the CTC / Sustrans cycle route - route 7 - which allows safe access into the city centre. By road the M8 and M77 motorways can be accessed at Junctions 23/24 which also facilitates access to Glasgow Airport in less than 10 minutes.

GETTING HERE

Glasgow City Centre (Walking)	30 mins
Glasgow City Centre (Bike)	10 mins
Cessnock Subway	10 mins
Exhibition Centre Station	13 mins





CAR PARKING

The Four Winds building benefits from 2 surface level car parks which provide a total of 57 clear car parking spaces, including 4 disabled parking spaces.

39 car parking spaces, including 2 disabled spaces, are demised to Frame with 18 spaces allocated to Shed 1.

The car parks are fully surfaced, drained and lined with electronic barrier-controlled access.

PLANNING & DEVELOPMENT

The main City Development Plan policy covering the Four Winds is the Pacific Quay/Creative Clyde Strategic Economic Investment location (SEIL). As such it is protected by CDP Policy 3, Economic Development. Criterion b) of this states that economic activity should be enhanced by "...directing industry and business uses to the city's Economic Development Areas and safeguarding the City's SEILs and Areas of City-Wide Economic Importance for these uses.'

At present the focus at Pacific Quay is very much on business uses that create economic activity. However, we have managed to change this policy on the south side of Pacific Drive and obtain residential development - Princes Quay by Cala Homes. It is likely further changes to the permitted uses will come forward over time and the Four Winds building could be repurposed and the surface car parking could be actively developed, for alternative uses.





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Designed and produced by Savills Marketing: 020 7499 8644 | 09.06.2026

TENANCY INFORMATION

Frame Creative PR Limited have agreed a 12 month lease extension over Shed 2 plus the Shed 1 boardroom and 39 car parking space. The lease will run until the 3rd June 2027 and the passing rent is £125,000.

RATES

Frame was in occupation of the entire property until the 2nd June 2026 but maintained two entries in the Valuation Roll as follows:

Offices etc	NAV/ RV	£52,000
Office	NAV/RV	£118,000

EPC

The EPC can be provided upon request

PRICE

Our client is seeking offers over £750,000 to purchase its heritable interest.

LEGAL COATS

Each party will be responsible for their own legal costs incurred in any transaction.

AML REGULATIONS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Savills may be required to establish the identity and source of funds of all parties to property transactions.

VIEWING

For further information or to arrange a viewing please contact the sole letting agents:

CONTACT

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