



TO LET

PRIME CITY CENTRE OFFICE

5th (Part) & 6th Floors
4,185 Sq Ft - 12,794 Sq Ft

AVAILABLE NOW





Standing out from its surroundings, 4 Atlantic Quay is a contemporary modern office building sheathed in glass and zinc to create a modern urban icon. 4 Atlantic Quay offers 74,000 sq ft of office space in the heart of Glasgow's International Financial Services District.

The building comprises ten floors of column-free open-plan space with full-height glazing, creating a building flooded with natural daylight. The upper floors benefit from far reaching views across Glasgow's skyline. The double height reception area creates an impressive sense of arrival.

4 ATLANTIC QUAY
GLASGOW



ATTRACTIVE & INSPIRING



SUPERB LOCATION

**4 ATLANTIC QUAY
GLASGOW**



01. Caffè Nero
0 min walk



02. Tesco Express
1 min walk



03. Broomielaw
2 min walk



04. Radisson Blu Hotel
3 min walk



05. Nextbike
3 min walk



06. Central Station
3 min walk



07. Pret
5 mins walk



08. Buchanan Street
6 min walk



09. St Enoch Subway
6 min walk

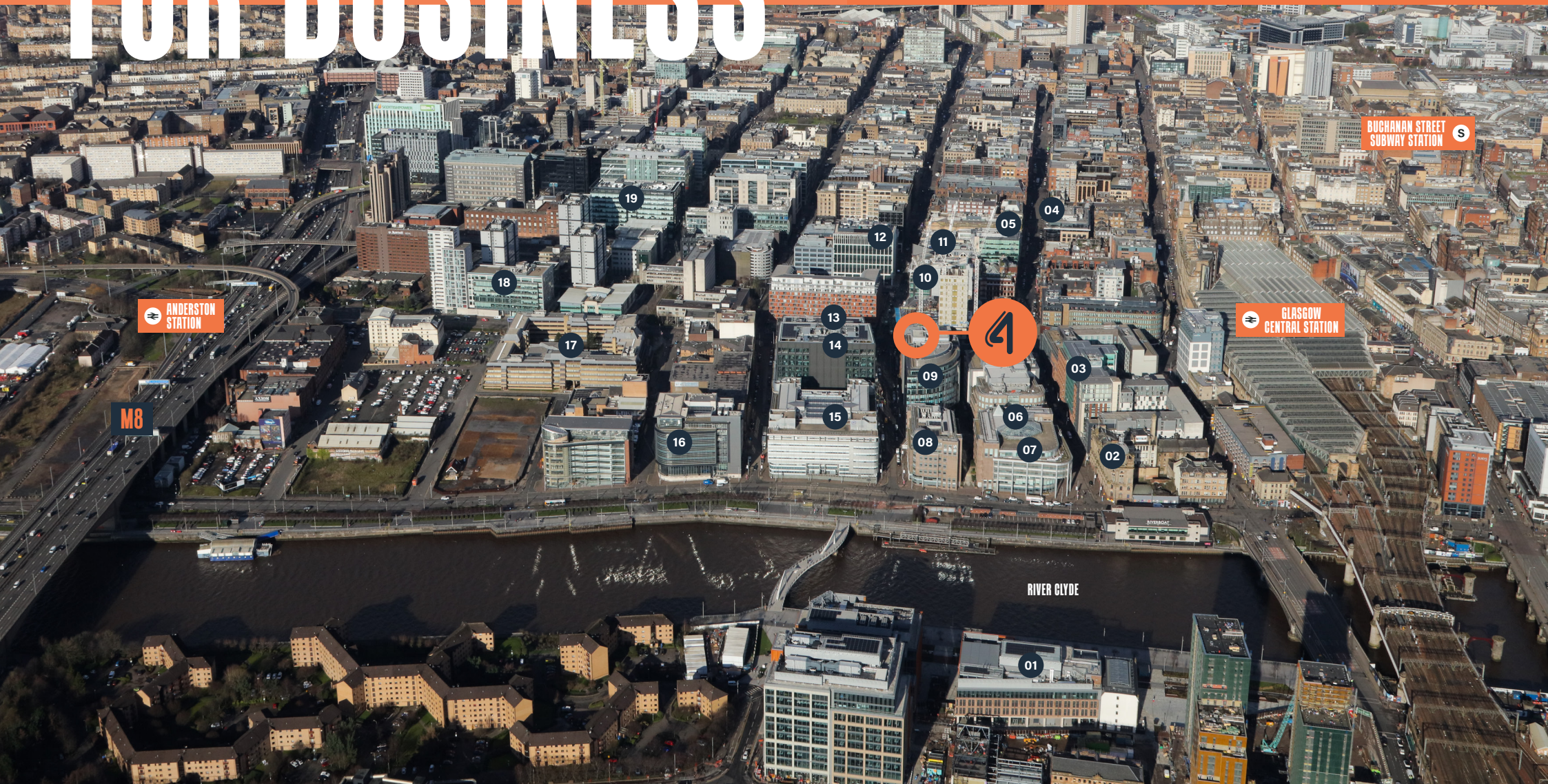
4 Atlantic Quay is close to so much that Glasgow has to offer – just a short walk to Buchanan Street, Glasgow's lively, energetic thoroughfare featuring some of the finest shopping in the UK and home to numerous well known brands including Buchanan Galleries and Princes Square shopping centres. Argyle Street and the trendy Merchant City are also close neighbours. For fresh air and open space, nearby Broomielaw provides welcome peace and tranquillity with plenty of popular

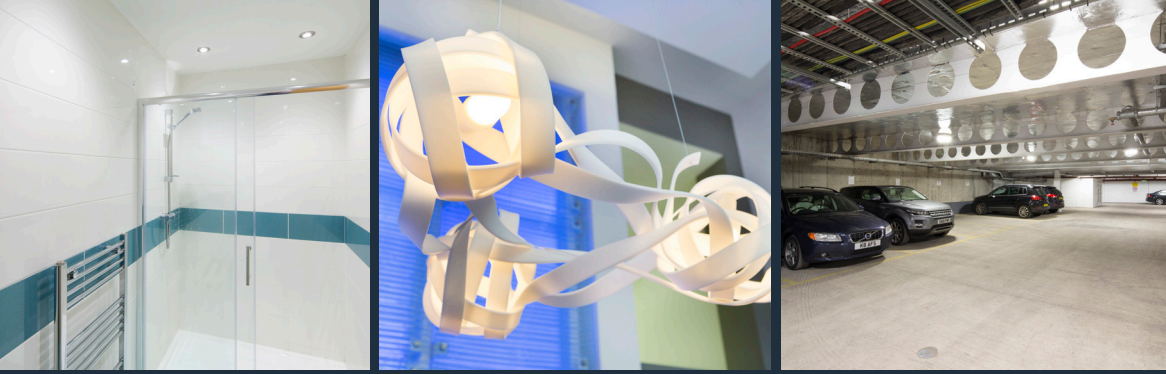
walking and cycling routes running parallel with the River Clyde.

And when it comes to coffee or cake, a quick snack or fine dining, there's a mesmerising choice of bars, restaurants, coffee shops and sandwich bars all within minutes' walk of 4 Atlantic Quay. Hotel provision is also first class with a wide array of options all nearby.

WELL PLACED FOR BUSINESS

- | | | | |
|----|-----------------------------------|----|------------------------|
| 01 | Barclays Campus | 11 | Esure |
| 02 | Clydeport | 12 | OVO Energy |
| 03 | Scottish Qualifications Authority | 13 | Atkins |
| 04 | Ashurt | 14 | HMRC |
| 05 | NFU Mutual | 15 | BT |
| 06 | Lloyds Banking Group | 16 | Scottish Government |
| 07 | Department for Work and Pensions | 17 | Ministry of Defence |
| 08 | HM Courts & Tribunals Service | 18 | AXA Business Insurance |
| 09 | Atos | 19 | Morgan Stanley |
| 10 | JP Morgan | | |





4 ATLANTIC QUAY 70 YORK STREET

4 ATLANTIC QUAY
GLASGOW

The property comprises a modern open plan office building extending to 6,811.94 sq m (73,323 sq ft) and arranged over basement, ground and eight upper floors. There is access to a loading bay and secure car parking at basement level. The property was constructed in 2007 with an angular, geometric and grid-like zinc clad/glass exterior. Individual floor plates range from c.6,400 - 8,600 sq ft.

SPECIFICATION AND KEY FEATURES

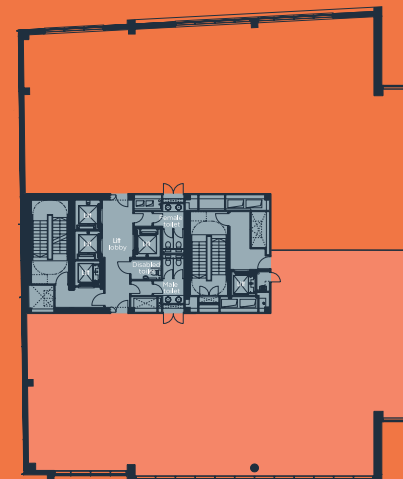
- Open plan office accommodation
- Full height glazing throughout
- Double height reception foyer with commissionaire manned reception
- Metal tiled suspended ceilings with integrated lighting
- 2.70m floor to ceiling height
- Raised access floor with 100mm floor void
- 3 x 10 person passenger lifts providing access to all floors
- 4 pipe fan coil air conditioning
- 2 x 8 person goods lift/fire lifts
- Male, female and accessible toilets on every floor
- Shower room facility at basement level
- Storage for 20 cycles
- Secure basement car parking
- Dedicated building generator
- EPC rating of C+

ACCOMMODATION

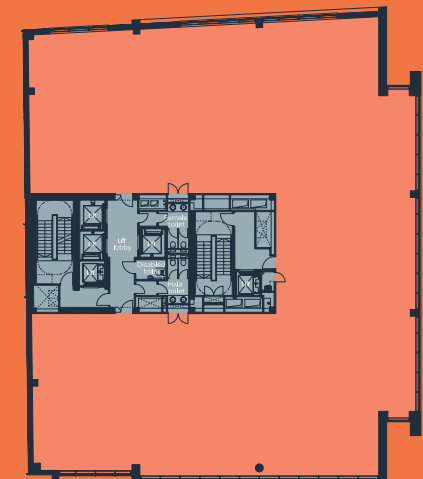
Floor	Sq ft	Sq m
6th	8,609	799
5th	4,185	388
Total	12,794	1,187

FLOOR PLANS

5th Floor



6th Floor





EPC

The property has an EPC rating of C+.

VIEWING AND FURTHER INFORMATION

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