FITTED WORKSPACES
FROM 562 SQ FT – 3,995 SQ FT

WHERE

BUSINESS WRX

249 SAUCHIEHALL STREET, GLASGOW G2 3EZ

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MAGWRX
ODLES WOK
AVENLY DESSERTS

WELCOME TO MAGWRX

CONTEMPORARY OFFICE SPACE IN THE HEART OF SAUCHIEHALL STREET – READY TO MOVE IN

We've made moving office easy. Our Cat A+ fully fitted solution means you worry less about the move and concentrate on your business. Let us do the hard work. Move in, plug in and go!

NO UPFRONT CAPITAL EXPENDITURE

QUICK DELIVERY & HASSLE FREE

SCALE UP WITHIN THE BUILDING AS YOUR BUSINESS GROWS

FAST INTERNET

PRIVATE SPACE WITH YOUR OWN FRONT DOOR

SHORT FORM & FLEXIBLE LEASES

SUSTAINABILITY

Biophilic design is about more than just plants, it is providing a connection on the inside to the natural environment on the outside by use of materials or elements taken directly or indirectly from nature.

From the outset, we have put emphasis into sourcing more natural, recycled, recyclable and locally sourced materials for the building interior finishes. From Marmoleum floor finishes, made in Kirkcaldy with 98% natural materials, to walls finished in natural clay plaster and acoustic ceilings formed from materials 100% sourced from upcycled waste products, this is not only an ethical approach to a more sustainable built environment, but also provides a workplace which benefits both the physical and mental wellbeing of its occupants.

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A FRESH APPROACH

New entrance/ reception area

Breakout lounge

Shower facilities

WC Male, female and accessible toilets

1 x passenger and 1 x cycle lift

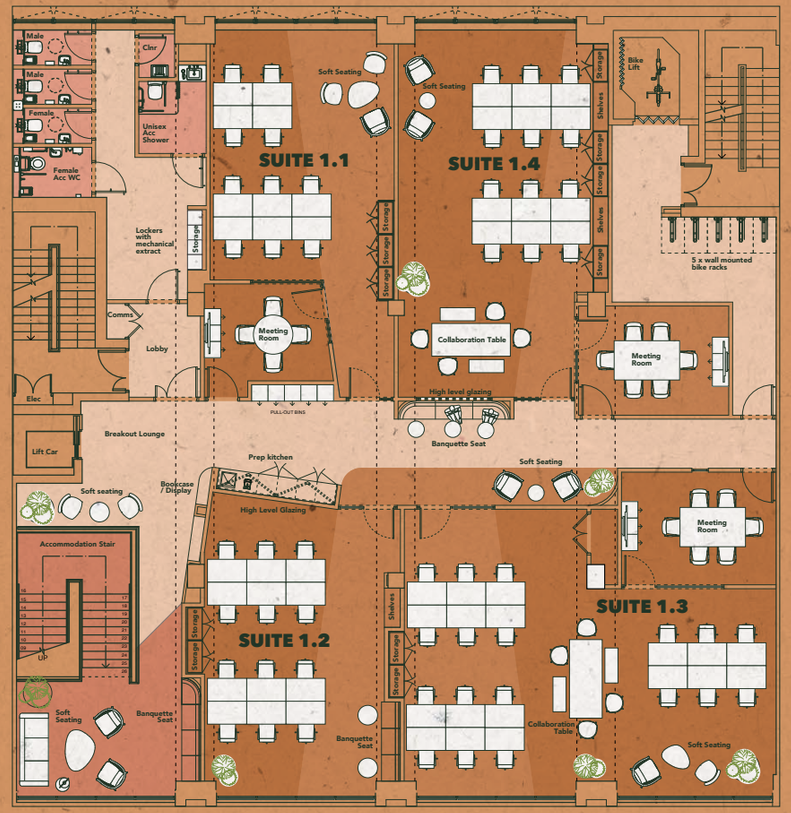
Cycle storage

Drying lockers

READY-TO-GO

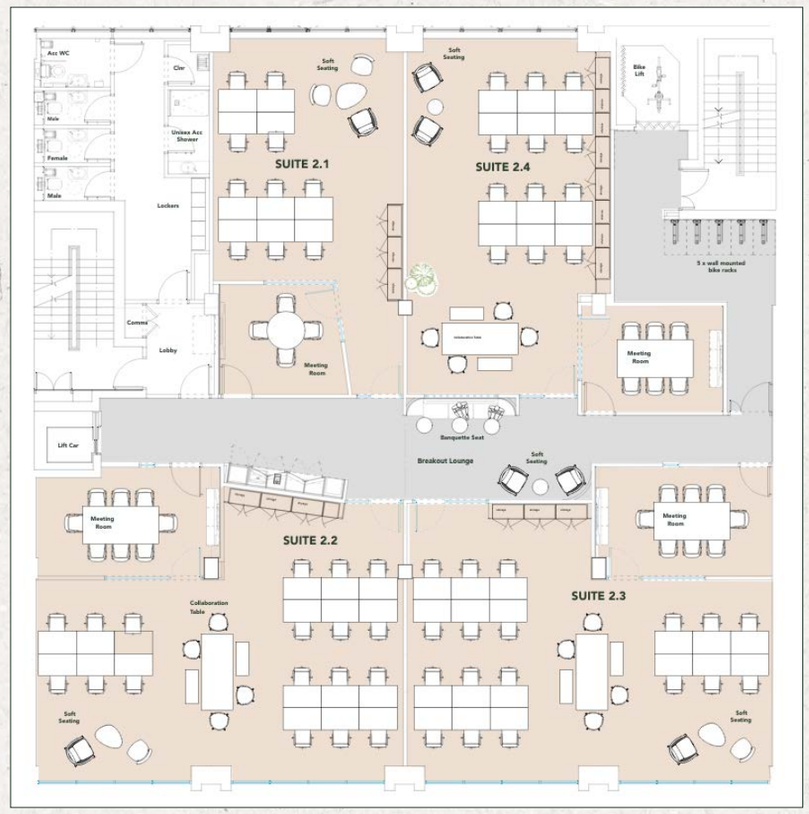
- Fully fitted breakout lounge
- Ceiling mounted LED lights
- Air Conditioning
- Fitted out studios with furniture
- EPC ‘A’ Rating
- Electric only, no fossil fuels
- 4 x private terraces on the 3rd floor
- Fast Internet
- Meeting rooms within each studio
- Recycled sound baffles
- Recycled materials
- Car parking available

LAYOUT PLAN 01

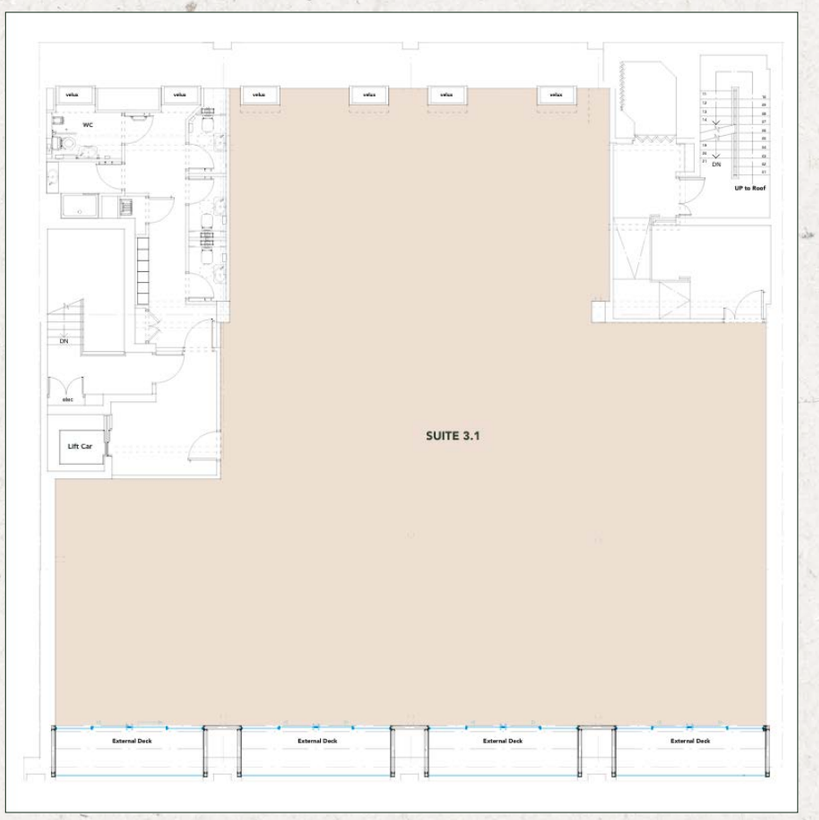


STUDIO	STUDIO 1.1	STUDIO 1.2	STUDIO 1.3	STUDIO 1.4
SIZE SQ FT	667	562	1,114	900
DESKS	10	12	18	12
MEETING ROOM	1 x 4 person	-	1 x 6 person	1 x 6 person
WALL STORAGE	✓	✓	✓	✓
SOFT SEATING AREA	✓	✓	✓	✓
COLLABORATION TABLE	–	–	✓	✓

LAYOUT PLAN 02



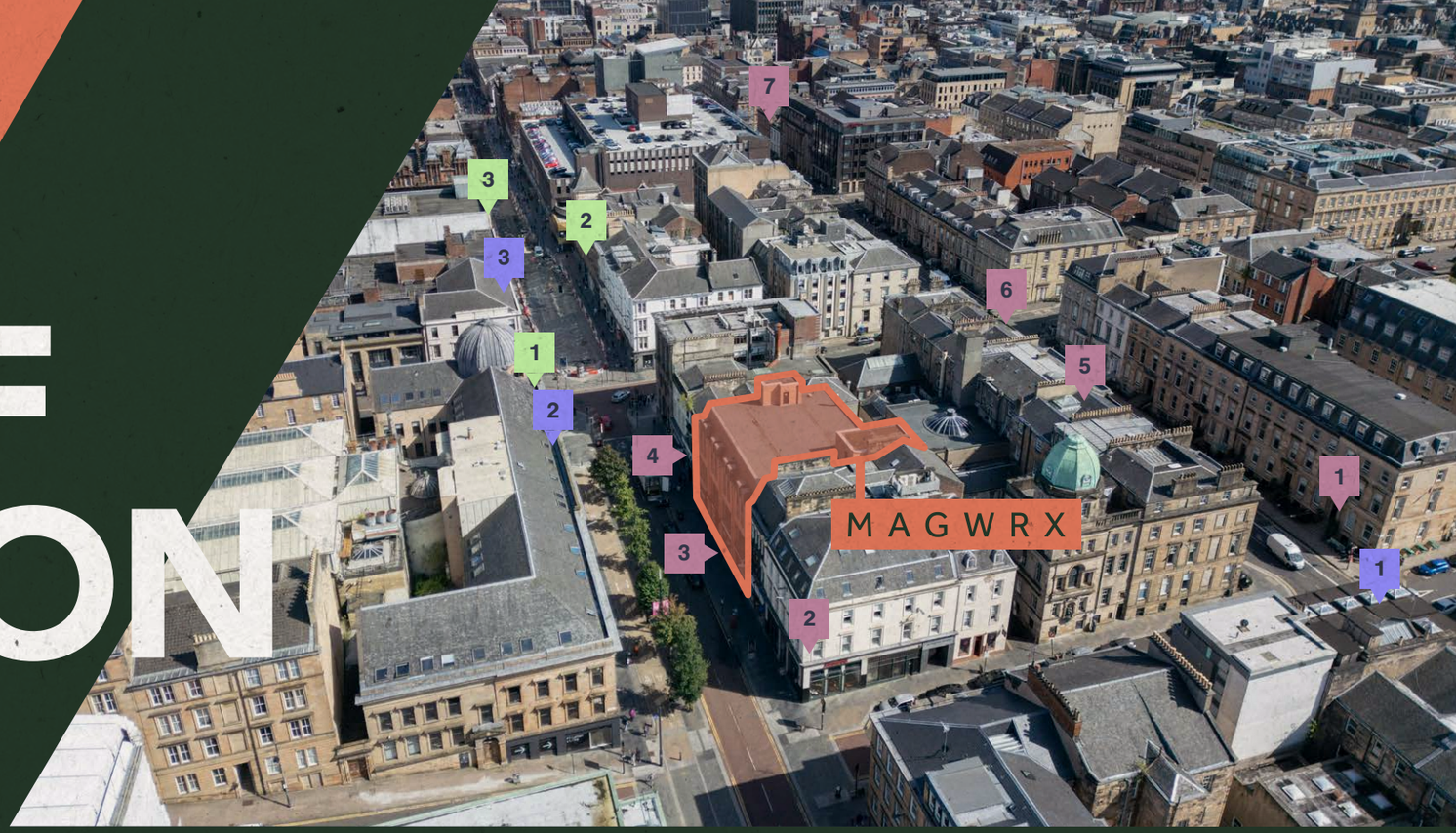
LAYOUT PLAN 03



STUDIO	STUDIO 2.1	STUDIO 2.2	STUDIO 2.3	STUDIO 2.4
SIZE SQ FT	713	1,153	1,145	896
DESKS	10	18	18	12
MEETING ROOM	1 x 4 person	1 x 8 person	1 x 6 person	1 x 6 person
WALL STORAGE	✓	✓	✓	✓
SOFT SEATING AREA	✓	✓	✓	✓
COLLABORATION TABLE	–	✓	✓	✓

SUITE	SUITE 3.1
SIZE SQ FT	3,995

HEART OF THE ACTION



Coffee
1 Black Sheep Coffee
2 Caffè Nero
3 Costa Coffee

Sandwich / convenience shops
1 Smile Café
2 Sprigg
3 Tesco Express

Bars / Restaurants
1 Bunker
2 Nando's
3 Oodles
4 Taco Bell
5 Moskito
6 Saint Judes
7 Heavenly Deserts

FITTED WORKSPACES
FROM 562 SQ FT – 3,995 SQ FT

WHERE BUSINESS WRX

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