

LOVE
LOAN GLASGOW
GEORGE SQUARE

2,200 – 7,200 sqft of city
centre offices for lease



AT LONG
LAST...

LOVE LOAN, OUR VISION FOR GLASGOW

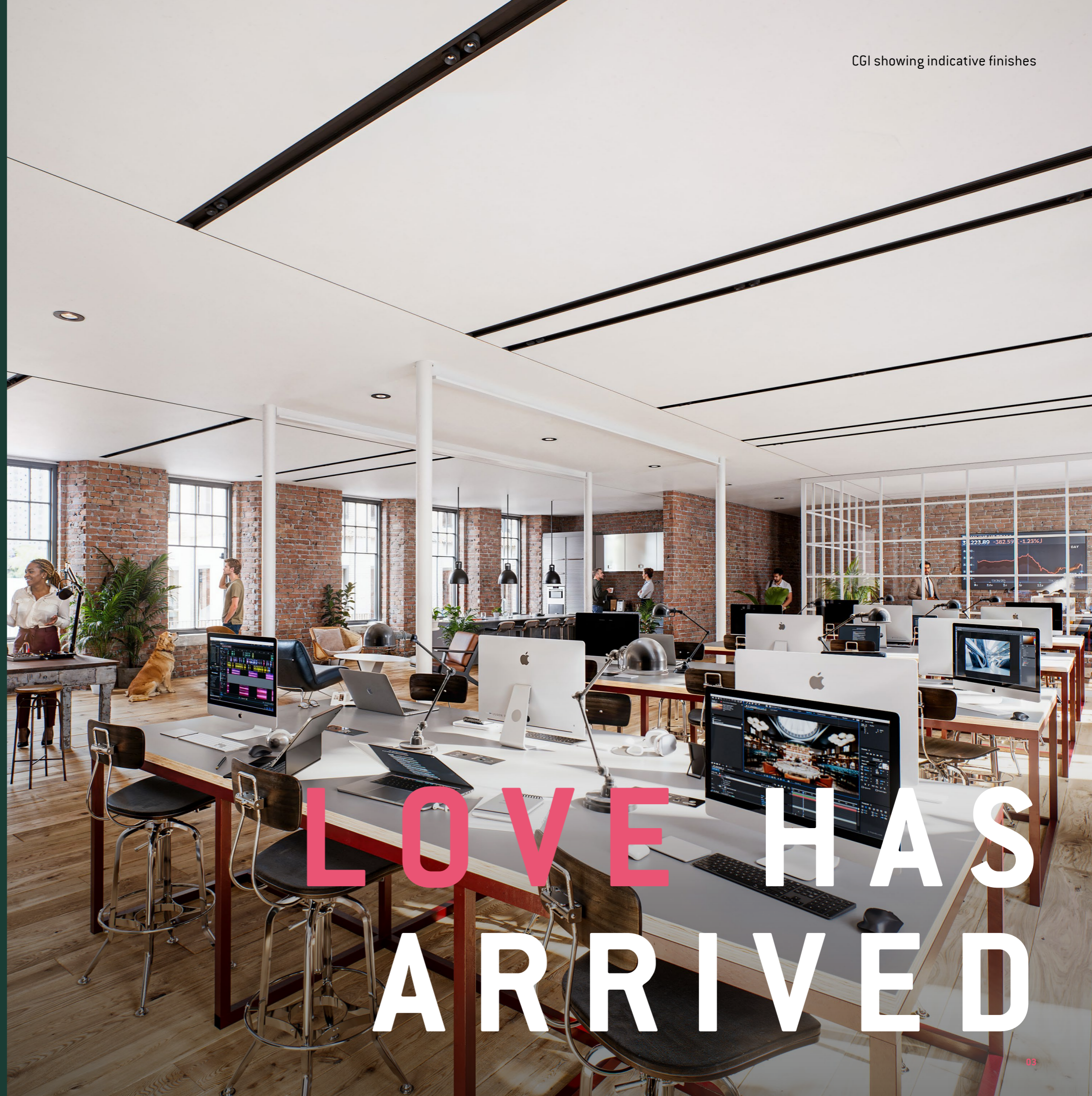
A few steps from the Merchant City and the City Chambers, Love Loan has taken its place on Glasgow's skyline. Historic buildings have been reimaged, and new-build elements have been introduced. Stylish urban spaces have been crafted with Glasgow's renowned social scene in mind. Award-winning design and Glaswegian hospitality converge at Love Loan. With neighbours including the University of Strathclyde, Glasgow City Council, EY, CHATIC, TIC, Graven, Channel 4, Shoosmiths, Threesixty Architecture, and many more, the offices at Love Loan present an exceptional opportunity to be part of Glasgow's newest neighbourhood in an unrivalled location.

A matter of minutes from Queen Street Station and other public transport links, Love Loan's position just off George Square is unbeatable. Health and wellbeing facilities, and some great food and drink offerings will be available along the lane itself. And elsewhere in the immediate vicinity, there is a wealth of restaurants and coffee shops for staff to choose from - Flight Club, Singl-End, Sprigg, Paesano Pizza, the Alchemist, Margo, Sebbs and so many more.

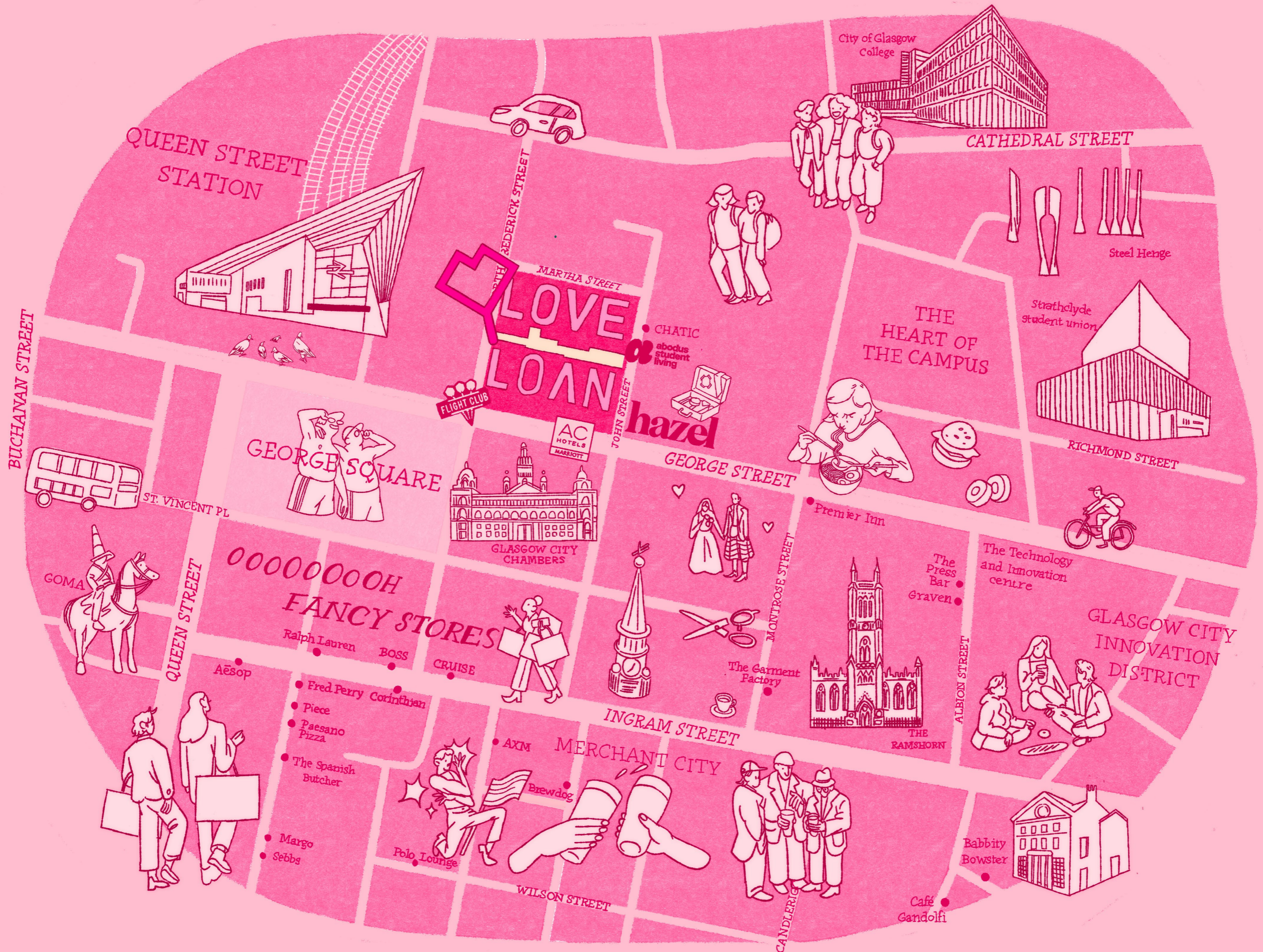
Suites from 2,200 sqft up to 7,200 sqft are available over first to fourth floors. Internally, the building boasts sustainable design and collaborative layouts, providing occupiers with an excellent work environment, flexible configurations and even the option of a biodiverse roof terrace.

WATCH LOVE LOAN
COME TO LIFE

CGI showing indicative finishes



LOVE HAS ARRIVED



CGI showing indicative finishes





GLASGOW, SCOTLAND'S VIBRANT AND BUSTLING METROPOLIS

- UNESCO City of Music and home to Time Out's Best Venue in the UK 2023 (Barrowlands Ballroom)
- More than 185,000 students from 140 countries attend 12 universities and colleges across the city
- More than 700 conferences held in the city in 2024
- World class and award-winning museums and galleries
- World's Friendliest City, as named by Time Out magazine in 2022
- More than 25 million visitors to Glasgow in 2023 (day and overnight; domestic and international)
- Average daily city centre footfall of almost 150,000, peaking in December and summer months

ELSEWHERE ON THE LANE

Love Loan is an exemplary mixed-use development in Glasgow city centre. Making up most of a city block and next to the iconic George Square, Love Loan presents an unmissable opportunity to be part of Glasgow’s newest neighbourhood.



Flight Club (social darts bar and restaurant)



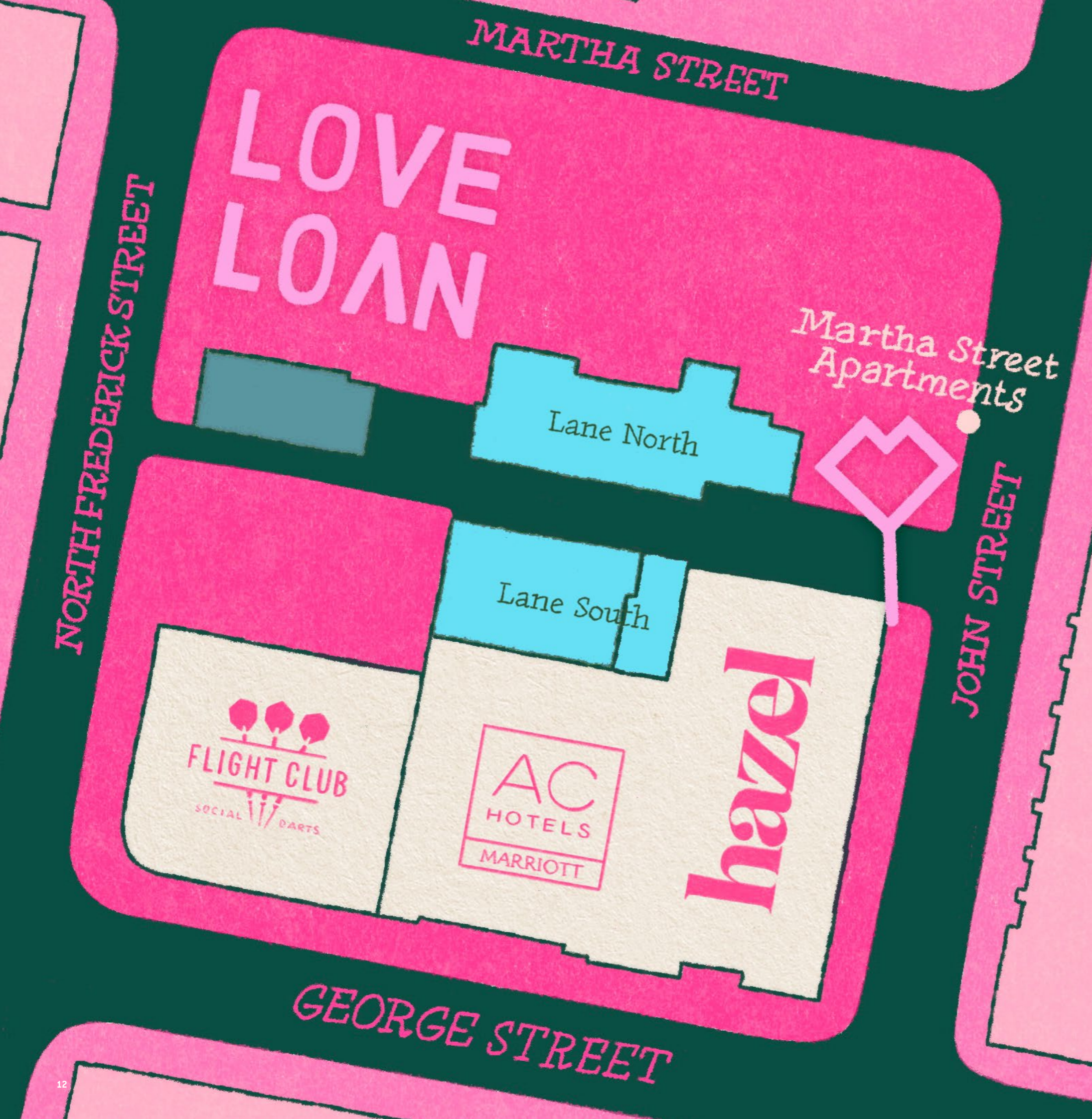
CGI showing indicative finishes



245 bed AC Hotel Glasgow



Hazel (bar and restaurant)



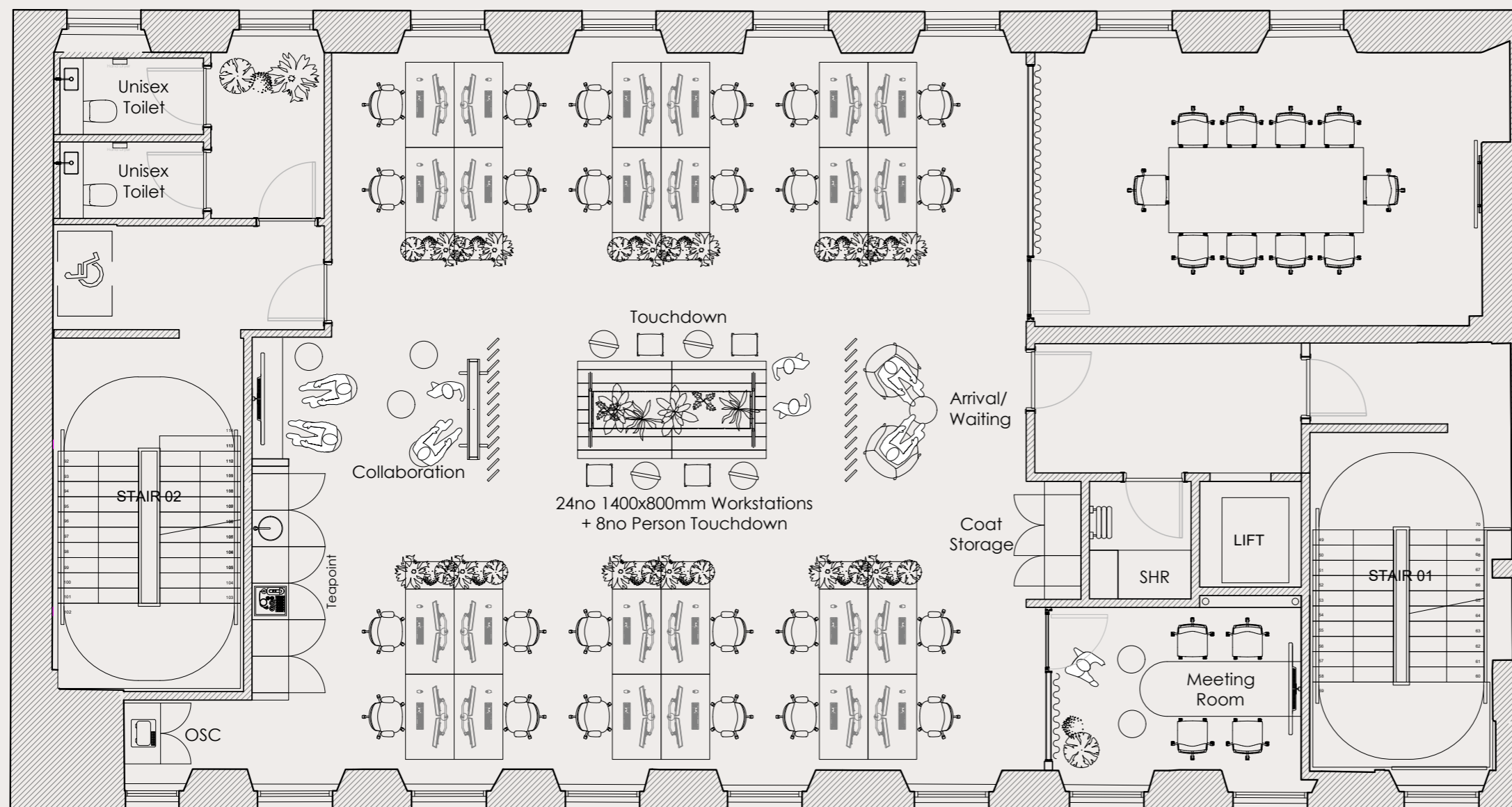
JOIN THE **FUN** AT LOVE LOAN

LANE NORTH OFFICES

LEVEL	AREA	AVAILABILTY
GROUND FLOOR	3,700	UNDER OFFER

LANE SOUTH OFFICES

LEVEL	AREA	AVAILABILTY
4	656	AVAILABLE
3	2,174	AVAILABLE
2	2,174	AVAILABLE
1	2,174	UNDER OFFER
GROUND FLOOR	ENTRANCE & RECEPTION	



SAMPLE SPACE PLAN

- 24 DESKS (1400 X 800)
- 1 X 10 PERSON BOARDROOM
- 1 X 4-6 PERSON MEETING ROOM
- KITCHEN
- BREAKOUT/COLLABORATION SPACE

GENERAL

- High quality office accommodation ranging from 2,174 sq ft to 7,178 sq ft across four floors (Levels 1 to 4)
- Dedicated, self-contained office entrance with level access within publicly accessible privately managed lane
- Stylish modern reception area with branding and signage opportunities
- Characterful open plan floor plates showcasing exposed brickwork walls and generous natural light
- New double-glazed sash and case windows providing acoustic and thermal performance
- LED lighting throughout for energy efficiency and enhanced working environment
- High quality, accessible male and female WCs
- Shower facility provided on each floor to support active commuting
- South facing external roof terrace on Level 4, complete with glazed wall and panoramic cityscape views
- Targeting 'B' EPC rating



4. Balcony Hub
3. PenMil Architects
2. McRoberts Marketing
1. AG Legal Associates
G. Collection Hall

BUILDING SERVICES

ELECTRICITY

- Electrical supply taken from the basement switchroom, distributed to each office floor
- Each supply is sub-meterable and connected to the landlord's central data system
- Main supply infrastructure routed underground from North Frederick Street into the building

WATER

- 63mm diameter metered mains water connection provided
- Internal sub-metering to each level (01–04) with pulsed output for integration with the landlord's data collection system

TELECOMS

- Dedicated comms ducts provided to the basement intake room
- Fibre broadband connectivity available via vertical service risers to all floors

DOMESTIC WATER

- Dedicated mains-fed potable water supply with no cold water storage provision
- Hot water generation via local unvented water heaters within toilet cores and cleaners' stores

HEATING AND COOLING

- Energy-efficient VRF/VRV system providing heating and cooling to all office areas
- Exposed or concealed fan coil units to complement interior fit-out design
- External location of outdoor condenser units

VENTILATION

- Office areas benefit from natural ventilation through fully openable windows
- Local mechanical extraction provided to toilet cores for optimal air quality

BUILDING MANAGEMENT SYSTEM (BMS)

- Essential building services and metering integrated locally into the landlord's data network

LIGHTING

- General and display lighting to be designed to suit tenant layout and interior design requirements
- Energy-efficient LED lighting solutions used throughout

FIRE ALARM

- Dedicated BS 5839 Category L1 fire alarm system with full coverage
- Integrated interface with adjacent hotel and food & beverage systems for coordinated safety response

ACCESS CONTROL

- Secure video entry panel located at main entrance
- Internal handsets provided as required for secure access control and visitor management

LIFT INSTALLATION

- 1 No. passenger lift providing access from ground level to all four office floors
- Contemporary lift car finish designed to complement reception area
- Capable of integration with access control system for secure tenant movement

FINALLY

For more information on available units, please contact:

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All CGI images are indicative. Generated in November 2024



LOVE

LOST

LOVE

FOUND

LOVE

LOAN