

McLellan
Works

274 Sauchiehall Street
Glasgow G2 3EH

For the
change
makers



McLellan Works.

A response to the changing way we work.

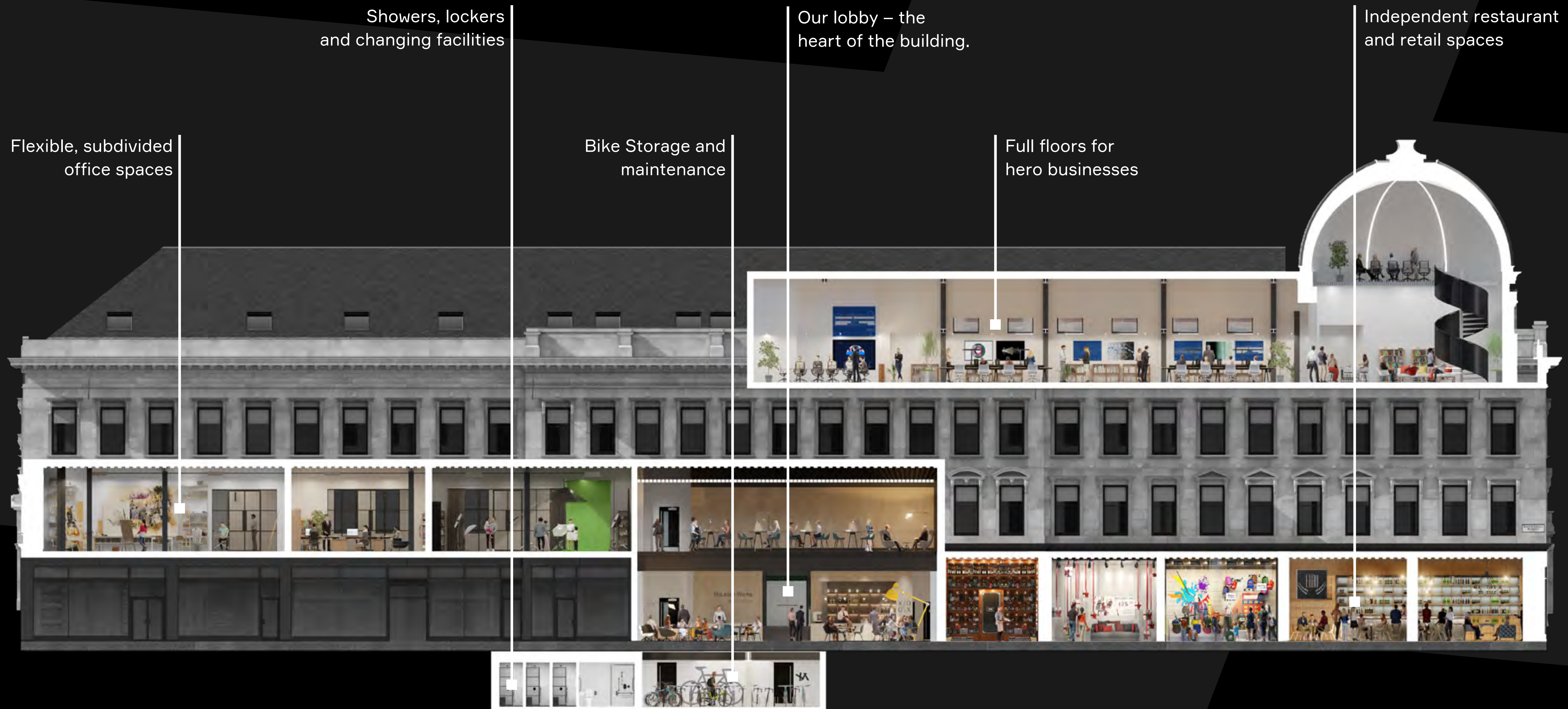
McLellan Works is Glasgow's most exciting and creative new workspace. The iconic Glasgow building is situated in a transformative location in the heart of the city centre. Immediately adjacent to The Glasgow School of Art, McLellan Works will create an innovation ecosystem, flexible by design and created to inspire and suit occupiers.

The building incorporates one of Glasgow's most well-known art centres, The McLellan Galleries, which is one of the key features located in the heart of the redevelopment. With both private offices/studios and co-working space in addition to retail and café spaces, McLellan Works supports a vibrant and entrepreneurial culture which goes beyond work.



An iconic block in the heart of Glasgow city centre, re-imagined for today.

- Fully refurbished listed building with new central plant and high quality finishes
- Impressive double height feature entrance
- Lobby café and break out areas
- 24 hour digital access security controls
- 2 x 13 person high speed KONE passenger lifts
- VRV climate control providing heating and comfort cooling
- Full raised access floor
- Underfloor power and fibre optic broadband data
- Refurbished toilet facilities
- Spa style showers, lockers and changing facilities
- Bike store and repair workstation
- Basement car parking spaces



For illustrative purposes only.

Accommodation

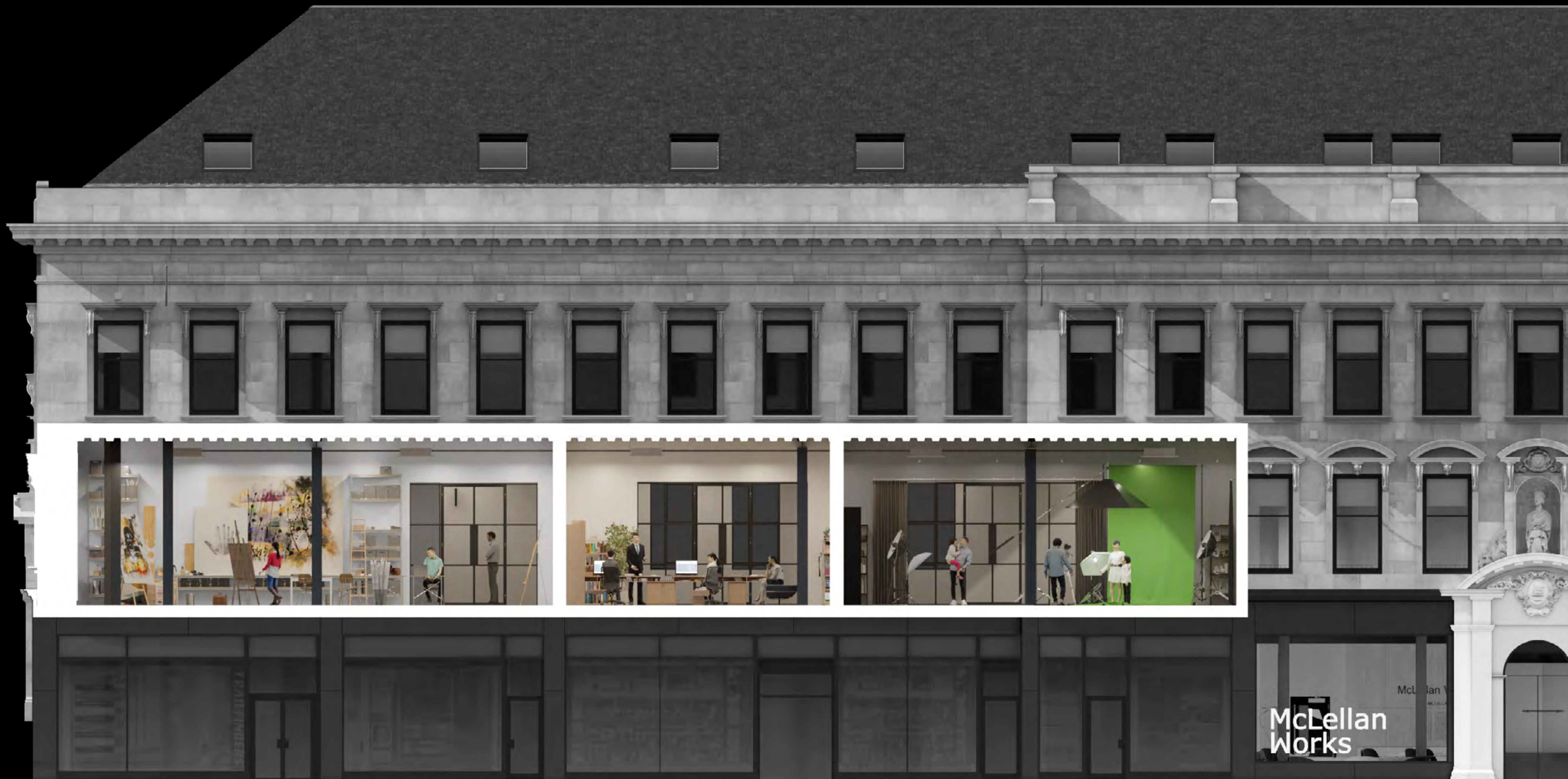
Flexible
by design

Accommodation

A variety of spaces ready to occupy, and tailored to suit.

McLellan Works has been designed to offer flexibility for a range of occupiers from growing start-ups to established businesses. McLellan Works can offer;

- Full floor plates with iconic features such as the double height dome
- Independent wings of the building
- Smaller suites from 586 sq ft to 1,346 sq ft

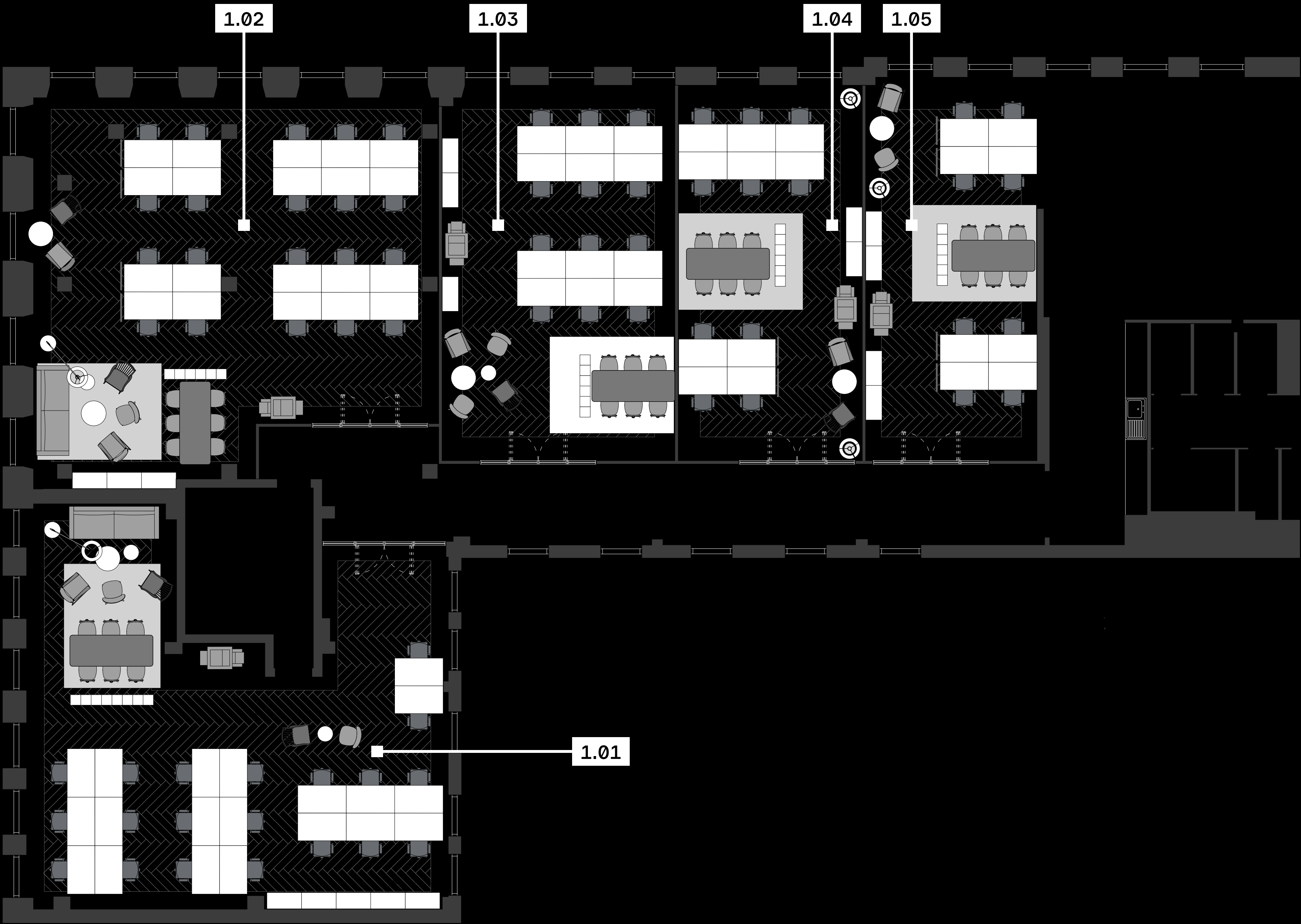




Accommodation

First floor – East Wing

- The first floor is subdivided into suites from 586 sq ft to 1,346 sq ft.
- Suites can be merged subject to negotiation.
 - Suggested space planning gives headcounts from 8 to 22 person offices allowing for meeting and break out areas.
 - The first-floor balcony overlooking the lobby café provides additional breakout and phone-booth points.



Suite 1.01	
Area	1,279 sq ft
Desk count	20
Suite 1.02	
Area	1,344 sq ft
Desk count	20
Suite 1.03	
Area	773 sq ft
Desk count	12
Suite 1.04	
Area	608 sq ft
Desk count	10
Suite 1.05	
Area	586 sq ft
Desk count	8

Space plan shown uses an indicative desk size of 1,400mm x 800mm.

Accommodation

First floor – West Wing

- The first floor is subdivided into suites from 586 sq ft to 1,346 sq ft.
- Suites can be merged subject to negotiation.
 - Suggested space planning gives headcounts from 8 to 22 person offices allowing for meeting and break out areas.
 - The first-floor balcony overlooking the lobby café provides additional breakout and phone-booth points.



Suite 1.06

Area	593 sq ft
Desk count	8

Suite 1.07

Area	610 sq ft
Desk count	10

Suite 1.08

Area	759 sq ft
Desk count	12

Suite 1.09

Area	1,346 sq ft
Desk count	22

Suite 1.10

Area	1,278 sq ft
Desk count	20

Space plan shown uses an indicative desk size of 1,400mm x 800mm.

Full wing of complete floor options

- The top floor offers dramatic loft-style ceilings with an iconic double-height dome space ideal for a tenant to create an exceptional bespoke works space.
- The floor can be offered as two separate wings or as one complete floor from 5,011 sq ft to 10,260 sq ft.

For illustrative purposes only.





Circular Economy Interior Packages

- 42% of the embodied global green house gas emissions of a commercial building over a 40 year lifespan come from the ("Cat B") fit out
- 75,000 tonnes of office furniture is sent to landfill per week in the UK
- Bywater has partnered with **c2:concepts** and **Rype Office** to design a range of furniture packages that look great, function well and are largely from sustainable sources.

We can support growing business with smaller offices and studios on a full furnished 'ready to go' basis

- We have carefully created a range of furniture packs that can be tailored to your specific needs to get you working immediately.
- These packs can utilise as much or as little of the sustainable story as you want however of course we would encourage you to join us in minimising the overall impact McLellan Works has on the environment.
- A show suite will be available to view on site of which 100% of the office furniture has a sustainable story that we can talk to you about.



Amenities

Work well,
play better





Our lobby space.
More than just an entrance.

The heart of the building, a social space that connects
our workspaces to the city of Glasgow and its School of Art.

For illustrative purposes only.



In-house café



Tenant break out and
hot desk space

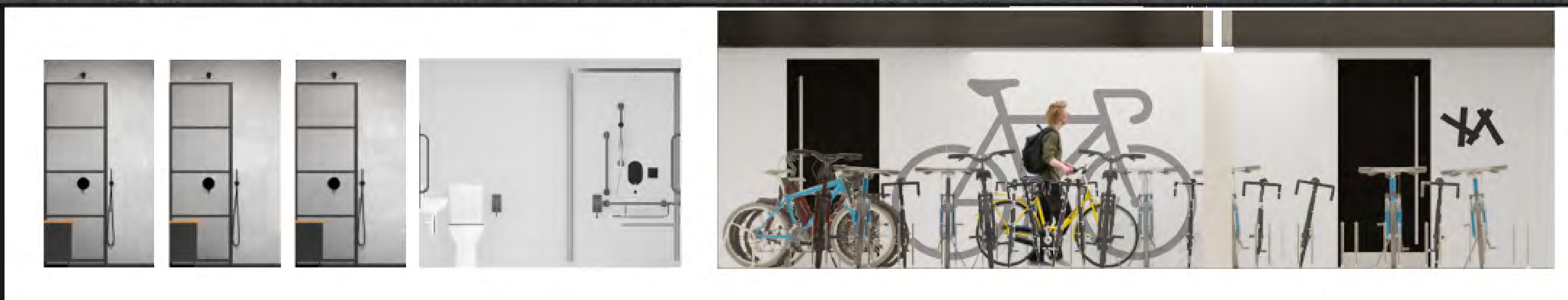


Informal meeting
spaces



Free wifi and charging





Secure basement
car parking



Bike storage and
repair workstation



Spa-style changing
and locker room

For illustrative purposes only.

**There's more below. Our basement
is packed with first-class facilities.**

Ride in right up to your door, direct from the street,
and make use of our outstanding facilities including
spa standard showers and locker room, bike parking
and maintenance point and drying space.

Our Neighbourhood


A disruptive influence

McLellan Works



Glasgow Tenement Museum

Glasgow School of Art

Cowcaddens Station 

National Piping Centre

Hilton Double Tree

Theatre Royal

The Royal Conservatoire of Scotland

Citizen M Hotel

Pavilion Theatre

Glasgow Film Theatre

McLellan Galleries

M&S

Willow Tea Rooms

PureGym

Where the monkey sleeps

Piece

Two Fat Ladies

Blythswood Sq. Hotel

Singl-end Garnethill

Centre for Contemporary Arts

St Judes

Malmaison Hotel


Dakota Hotel

King's Theatre

Sauchiehall Street Avenues Project →

Charing Cross 

M8 Motorway

Glasgow Central 

A creative hub in the heart of the city

McLellan Works is situated on Sauchiehall Street, surrounded by a diverse range of creative occupiers and landmarks, building on the renaissance of the area and the transformational new public realm outside the building.

Our Neighbourhood. You're in Good Company.

Charles Rennie Mackintosh

The internationally recognised Willow Tearoom has recently undergone a £10,000,000 refurbishment. This popular tourist attraction houses a visitor centre and conference space in addition to the Tearoom itself.

Glasgow School of Art

The redevelopment of this iconic building will reactivate one of the city's best-known art centres, the McLellan Galleries. The new extended lobby area will be a creative hub, incorporating the entrance to the Glasgow School of Art who occupy the Galleries, shared co-work space and coffee shop with touch down areas for meet-ups to encourage collaboration between occupiers and visitors.

Glasgow Film Theatre

Glasgow's centre for film-lovers, the Glasgow Film Theatre is situated across the road from McLellan Works. It is Scotland's most diverse and best publicly attended independent cinemas. Other than screenings, the cinema offers lectures, discussions, festivals, workshops and opportunities to meet filmmakers from Scotland and across the world.

Sauchiehall Street Avenue Project

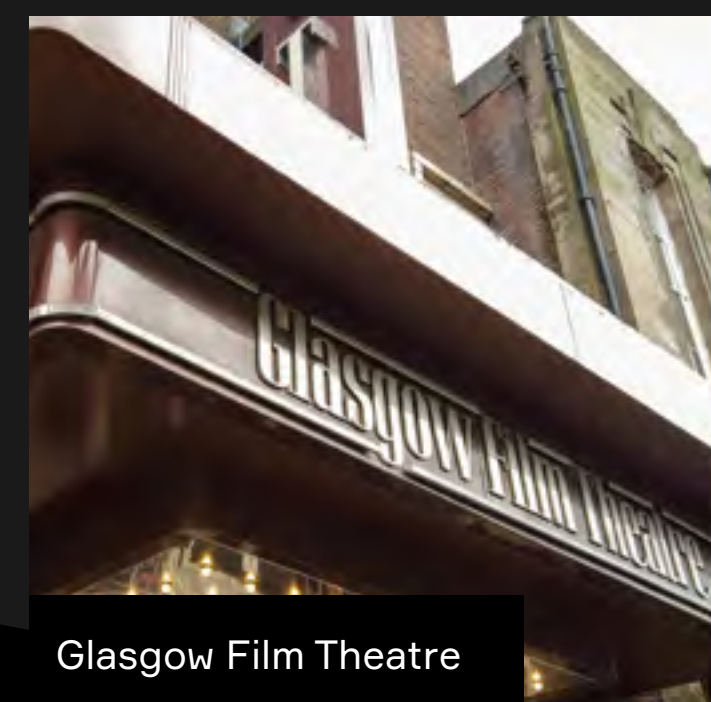
As part of Glasgow's £1.13bn City Deal, there has been a comprehensive overhaul of the non-pedestrianised section of Sauchiehall Street which fronts McLellan Works. These works include the addition of a two-way cycle lane, improved street lighting, bike stands, trees and upgraded pavements for alfresco dining.

CCA: Centre for Contemporary Arts

Located a short walk from McLellan Works, the award winning CCA is one of Glasgow's key creative hubs for the arts. The year long programme includes various exhibitions relating to film, music, literature and performances.



Sauchiehall Street Avenue Project



Glasgow Film Theatre



Glasgow School of Art

Transport

Mainline Rail

Glasgow Central Station → 10 min walk
Queen Street Station → 10 min walk

Low-level Rail

Charing Cross station → 7 min walk

Subway

Cowcaddens station → 5 min walk

Drive

M8 Motorway → 3 min drive

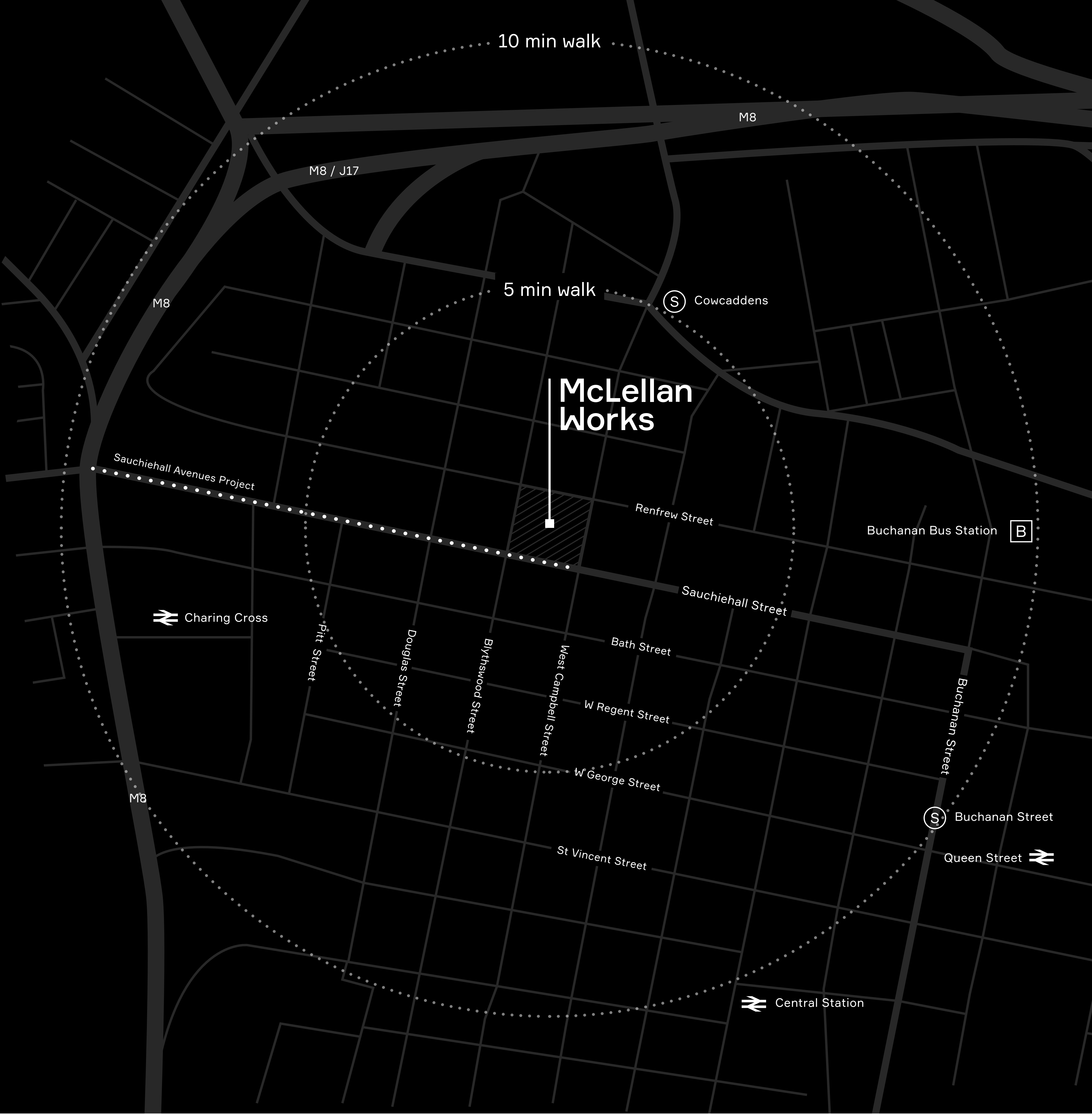
Cycle

Glasgow’s cycle network is on our street

Bus

Easy access to routes connecting
the city and beyond

Buchanan Bus Station → 9 min walk





McLellan Works

mcllellanworks.com

A development by Bywater

BY
W
AT
ER

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