

A large, stylized white number '45' is centered on a solid black background. The number is composed of thick, rounded strokes. The '4' has a diagonal stroke that meets a horizontal bar, which then continues as a vertical stroke. The '5' is formed by a horizontal bar that connects to a large, rounded 'C' shape.

Project 45

45 Waterloo St.

Glasgow

G2 6HS

Project 45	45 Waterloo St.	Glasgow	G2 6HS
Page 2	<div>Project 45</div>		Programme Timeline
	<div><div><div>Purchase Complete</div><div>12th Sep 2025</div></div><div><div>Start On-Site</div><div>17th Nov 2025</div></div><div><div></div><div>17th July 2026</div><div>3rd Floor Completion</div></div><div><div>Café Complete</div><div>21st Aug 2026</div><div>6th Floor Completion</div></div><div><div></div><div>25th Sep 2026</div><div>5th Floor Completion</div></div><div><div></div><div>30th Oct 2026</div><div>4th Floor Completion</div></div><div><div></div><div>4th Dec 2026</div><div>2nd Floor Completion</div></div><div><div></div><div>22nd Jan 2026</div><div>1st Floor Completion</div></div><div><div>Practical Completion</div><div>15th Mar 2027</div></div></div>		
45	<div><div>Delivery Team:</div><div><div>ekho studio</div><div>WoolgarHunter engineers</div><div>Innes BUILDING CONSULTANCY</div><div>DSSR</div><div>COOPER CROMAR</div><div>RPG:</div></div></div>		


Project 45

100,000 sq ft comprehensive
office refurbishment

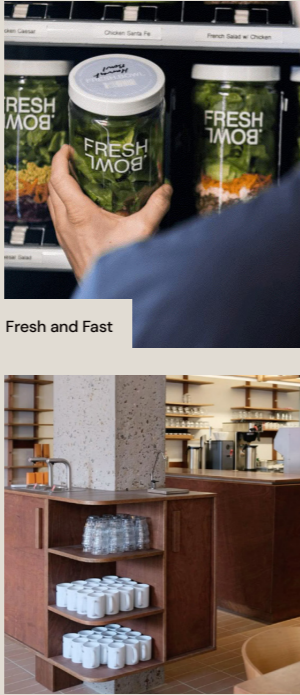
Arriving March 2027

- New reception, café and roof terrace
- EPC A & BREEAM Excellent
- Targeting Net Zero in Operation
- All electric building
- Typical floor plates of 13 - 15,000 sq ft



Project 45	45 Waterloo St.	Glasgow	G2 6HS
Page 4	<h1>Refurbishment Summary</h1> <p>£20m comprehensive full refurbishment to start October 2025</p> <ul style="list-style-type: none">- Replacement of the front entrance curtain walling and new revolving door- Overclad stonework and installing feature lighting around the entrance- Reconfiguration of the reception- Providing a new business lounge and café on the ground floor- Providing fitness space, changing facilities and cycle parking- Refurbishment of all WCs- New M&E throughout- Creation of new private terrace on the 4th Floor- New communal roof terrace		
	45		

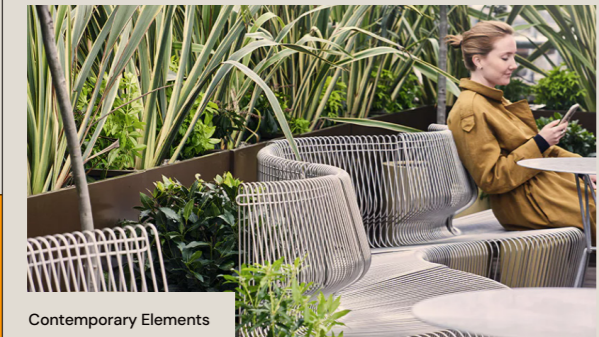
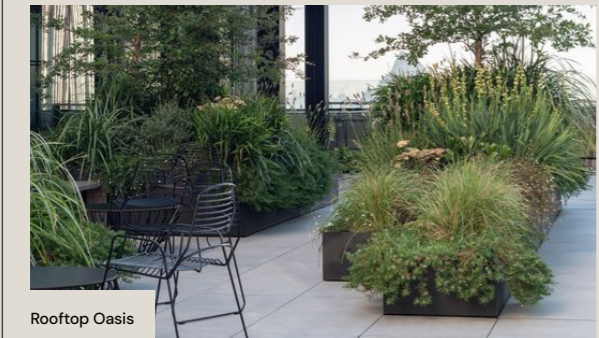
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Page 5	<div>New Reception & Café</div> <div>Specification Summary</div>		
	<ul style="list-style-type: none">- Neutral wall finishes to include feature elements of timber and biophillia- Exposed steelwork painted black- New slimline speed gates- New ceramic tile floor finish- Feature lighting	<div><div><div>Quality and Durable Surfaces</div></div><div><div>Integrated Joinery and AV</div></div><div><div>Celebrate the Volume of Space with Lighting</div></div><div><div>Identity and Intuitive Navigation</div></div><div><div>Warm, Textured, Timeless Palette</div></div><div><p>“A vibrant, light-filled atrium to set the tone – polished, welcoming, and full of energy. Clean lines, refined materials, and intuitive technology create an inspiring gateway that flows seamlessly into a cafe lounge designed for connection and community.”</p></div></div>	
45			

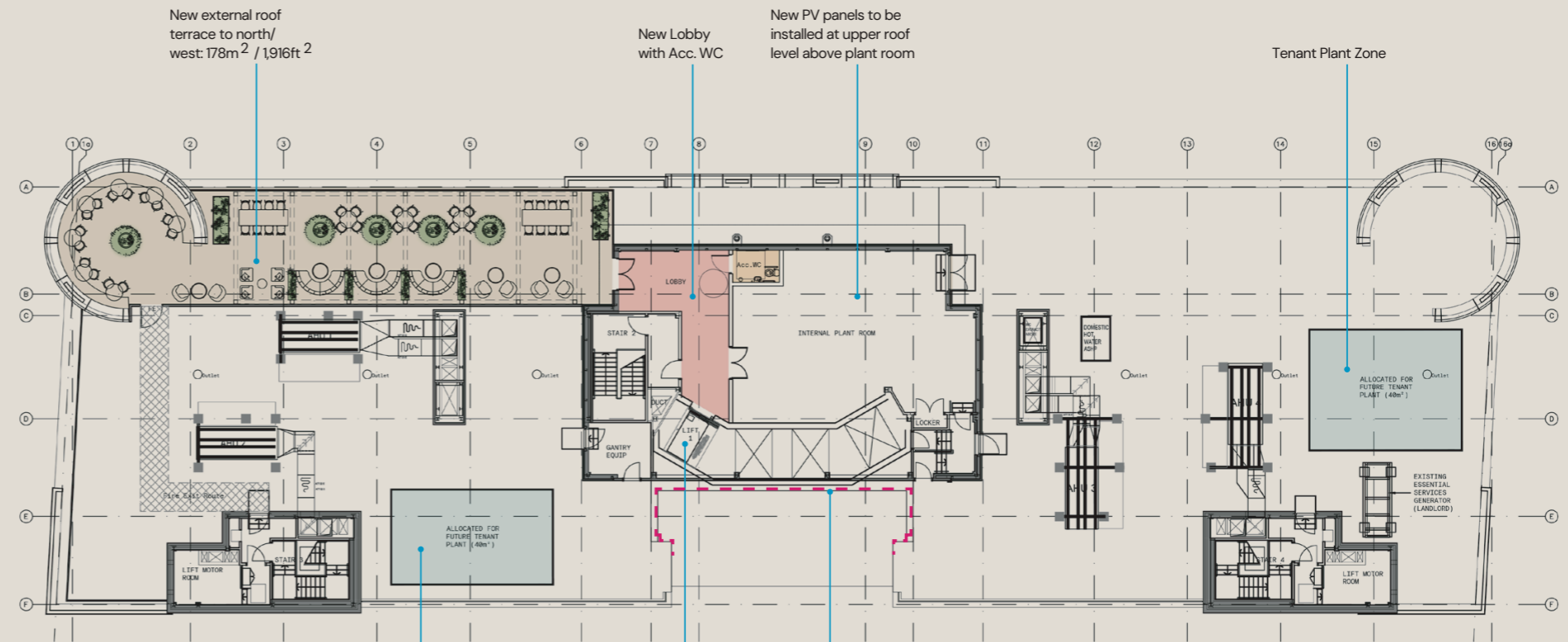


- [illegible]

Roof Terrace







- External Terrace: 1916 sqft
- WC facilities
- Internal Lobby
- Tenant Plant Zone

Availability

Roof

06

13,358 Sq Ft

05

13,358 Sq Ft

04

15,037 Sq Ft

03

15,037 Sq Ft

02

13,692 Sq Ft

01

13,649 Sq Ft

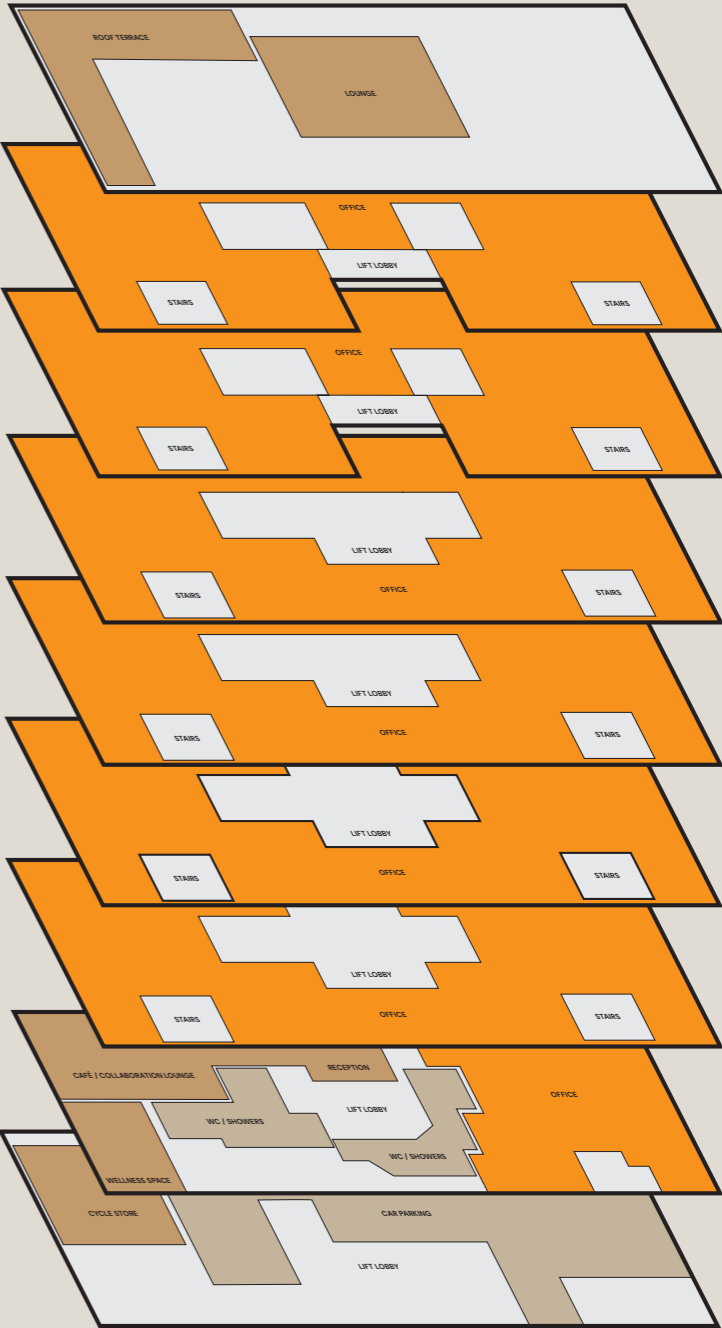
G

6,824 Sq Ft

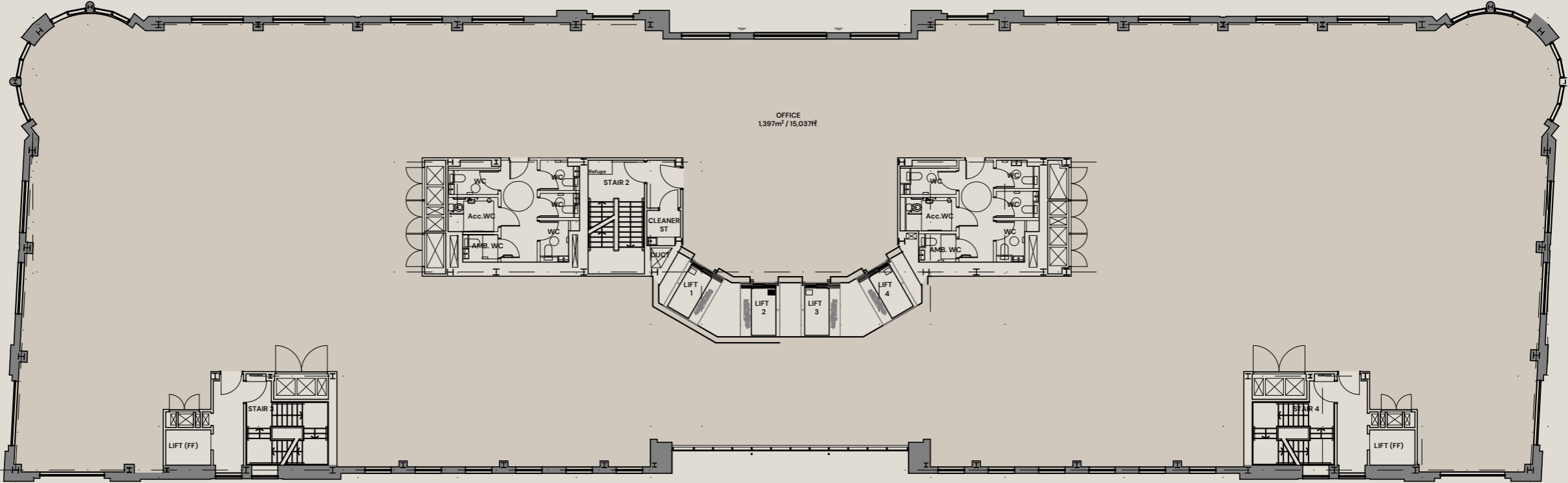
-01

Total

90,955 Sq Ft

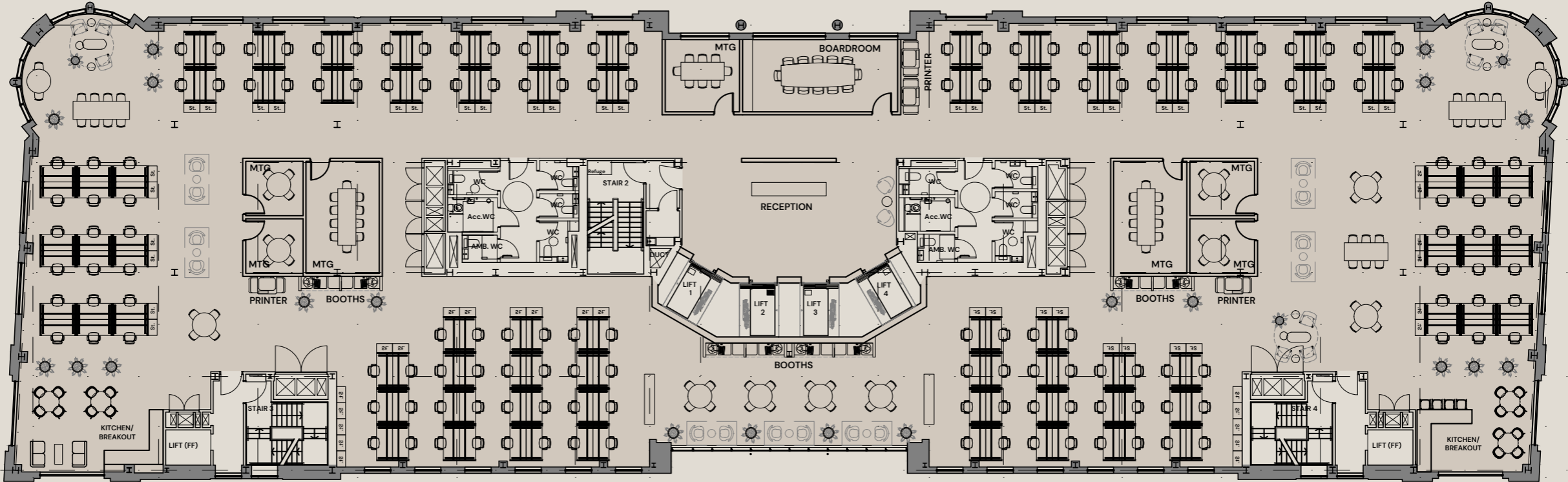






Typical Floor Plan





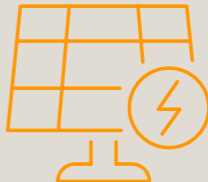








Test Fit

150 Fixed Desks (1:9)
Plus additional booths / flexible workspaces (1:6)



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Page 12	<div>Specification Summary</div>	<div><div></div><div><div>WC Facilities</div><ul style="list-style-type: none">- Full replacement of existing WC facilities with 12 no. new superloos per floor including 2 no. accessible WCs- Ceramic tile finish to floors and walls- Painted plasterboard ceiling- New high quality plumbing fixtures and fittings</div></div>	<div><div></div><div><div>Wellness Room</div><ul style="list-style-type: none">- New multi-purpose wellness room at ground floor level- Resiliant floor finish- Feature ceiling- Neutral finishes with timber and biophillia</div></div>	
	<div>45</div>	<div><div></div><div><div>Changing Facilities</div><ul style="list-style-type: none">- New Male, Female and Gender Neutral / Accessible changing facilities:- 13 showers- 136 secure smart lockers- Vanity spaces- Ironing stations- Water points- New drying room- High quality compact grade laminate shower cubicles- Ceramic tile finish to floors and walls- Painted plasterboard ceiling- New high quality plumbing fixtures and fittings</div></div>	<div><div></div><div><div>Cycle Store</div><ul style="list-style-type: none">- New cycle store at basement level with direct access from the entrance ramp and rear stair core- 84 cycle spaces provided with varying storage options.- Cycle maintenance station- Exposed concrete floor finish- Exposed ceiling with new suspended light fi fittings- Feature vinyl wall graphics</div></div>	

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Page 13	<h1>Sustainability Summary</h1>		 <div>All electric building</div>	 <div>The electricity supply will be provided by Good Energy which is entirely supplied by renewable sources</div>
			 <div>There are no fossil fuels</div>	 <div>Maximising on site renewables such as PV</div>
			 <div>Designed to achieve Net Zero Carbon – Operational Energy in line with the UKGBC Framework</div>	<div>A </div> <div>B </div> <div>C </div> <div>EPC A</div>
			 <div>BREEAM Excellent – A global sustainability certification for buildings</div>	 <div>Upfront Carbon is lower than an average new build</div>

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Location

Glasgow is one of the best connected cities in the UK, serviced by all forms of public transport within very close proximity.




Glasgow is connected to other areas of Scotland and the UK via motorways and a comprehensive network of buses and trains, whilst being accessible to over 100 destinations worldwide via Glasgow International Airport.




45 is centrally positioned within the Glasgow CBD, situated within a 1-minute walk from Glasgow Central railway station and a 2-minute drive to the M8 motorway east and west.



Local Amenity

- | | | | | | | | | | |
|----|--------------------------|----|-----------------------|----|------------------------------------|----|-------------------|----|-------------------|
| 01 | Rioja | 09 | Starbucks Coffee | 17 | Bizarron | 25 | Boots the Chemist | 33 | Nando's |
| 02 | Akiko | 10 | Pret a Manger | 18 | Mezzcal | 26 | Tesco Express | 34 | Kitty O'Shea's |
| 03 | Bao | 11 | Run 4 IT | 19 | Rumi | 27 | Gordon St Coffee | 35 | Roderick Dhu |
| 04 | Sweet & Sour | 12 | Metro Sandwich | 20 | Stereo | 28 | Alston Bar & Beef | 36 | The Admiral Woods |
| 05 | The Noble | 13 | Göst Bar & Restaurant | 21 | The Old Hairdressers Bar & Gallery | 29 | Caffè Nero | 37 | Sprigg |
| 06 | Bavaria Brauhaus | 14 | Margaret Dabbs | 22 | Turtle Bay | 30 | The Smokin' Fox | | |
| 07 | voco Grand Central Hotel | 15 | Hope & Vincent | 23 | Café Fame | 31 | Absolute Roasters | | |
| 08 | Sainsbury's Local | 16 | Temaki | 24 | M&S Simply Food | 32 | Piece | | |

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<div data-bbox="60 852 80 935">Page 15</div> <div data-bbox="37 1385 207 1559">45</div>	<div data-bbox="265 146 522 335">BCO Awards</div>	<div data-bbox="850 111 1418 783"></div> <div data-bbox="850 810 989 890">Onyx Glasgow</div> <div data-bbox="868 1152 1289 1311"><div data-bbox="868 1152 969 1257">BCO</div><div data-bbox="983 1174 1289 1257">REGIONAL WINNER COMMERCIAL WORKPLACE 2023</div><div data-bbox="868 1273 969 1311">Awards</div></div>	<div data-bbox="1456 111 2027 783"></div> <div data-bbox="1456 810 1557 890">EQ Bristol</div> <div data-bbox="1465 1152 1883 1311"><div data-bbox="1465 1152 1566 1257">BCO</div><div data-bbox="1580 1174 1883 1257">REGIONAL WINNER COMMERCIAL WORKPLACE 2024</div><div data-bbox="1465 1273 1566 1311">Awards</div></div>	<div data-bbox="2067 111 2635 783"></div> <div data-bbox="2067 810 2263 890">Globe Point Leeds</div> <div data-bbox="2070 1152 2488 1311"><div data-bbox="2070 1152 2171 1257">BCO</div><div data-bbox="2186 1174 2488 1257">REGIONAL WINNER COMMERCIAL WORKPLACE 2024</div><div data-bbox="2070 1273 2171 1311">Awards</div></div>

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Page 16	<div>RPG:</div>	<div></div> <div><div>Development Management</div><div><div>400,000 sq ft workspace delivered in last 3 years.</div><div>Delivered 3 Net Zero Carbon in Operation building in the last 3 years.</div></div></div>	<div></div> <div><div>Investment Management</div><div><div>Managing £800 million of assets, 400 tenants and 11,000 employees, across 55+ buildings.</div><div>We are experts in workspace.</div></div></div>	<div></div> <div><div>Customer Service</div><div><div>Customer Service team appointed in 2019.</div><div>Building management and facilities managed all in-house.</div></div></div>			
		<div>45</div>					

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Page 17	Our portfolio in numbers	100+ people across 3 offices	£800 million under management	
				
		10,000 daily customers	55+ workspaces across UK	
45	RPG:			
		In-house customer service team	100% renewable energy across estate	
				

Project 45

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CBRE