



33 Cadogan Street
Glasgow G2 7AB

iqglasgow.com



iQ

A future-focused,
297,678 sq ft, state-of-
the-art workspace in the
very heart of Glasgow.

IQ has been meticulously designed to support
occupiers in achieving their ambitious net
zero carbon targets, whilst being the best
environment for their people. It's a building
that is both future-proofed and for today.

Welcome to





Innovation blending
architecture and environment

IQ has been created for its occupiers. Every detail has been thought through so your business can move in with absolute confidence that staff and visitors alike will be cared and catered for.

And relax



Cadogan Social café and lounge

IQ's friendly, sustainably-focused and comfortable café, Cadogan Social, offers tasty food and good coffee.



4,000 sq ft of unrivalled
amenity including café, business
lounge and wellness studio

Take in

the view



Putting people first

Our wellness studio will host a variety of classes to support our tenants' fitness and wellbeing goals.

- HIIT classes
- Private PT sessions
- Yoga and pilates
- Breathing workshops
- Nutrition classes



Unlock your IQ

IQ Life app

Our dedicated Life Team will curate a diverse programme of events and services, which can be accessed through our community app. Our IQ Life app will unlock everything IQ has to offer at the touch of a button, from booking yoga classes to ordering coffee.



- Yoga, fitness & PT classes
- Pop-up retail
- Dry cleaning
- Cycle hire, scooter hire & cycle servicing
- Pet therapy
- Bookable meeting rooms
- Wellness workshops
- Community events

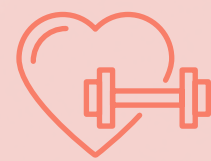
CEG are the first developer to be awarded Property Week's *National Property Wellbeing Award*



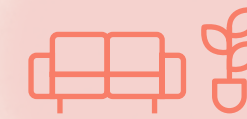
People and wellbeing at the heart of the design



3,000 sq ft ground floor café,
Cadogan Social, serving
locally sourced produce



814 sq ft
wellness facility



Business lounge and
breakout space



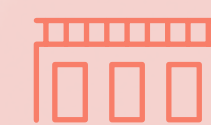
36 showers with
changing facilities



Programme of events
and services accessed
through the iQ Life app



48 car parking spaces,
all with EV charging



1,600 sq ft demised
south facing terraces



373 cycle spaces within
secure cycle block

Quality without compromise

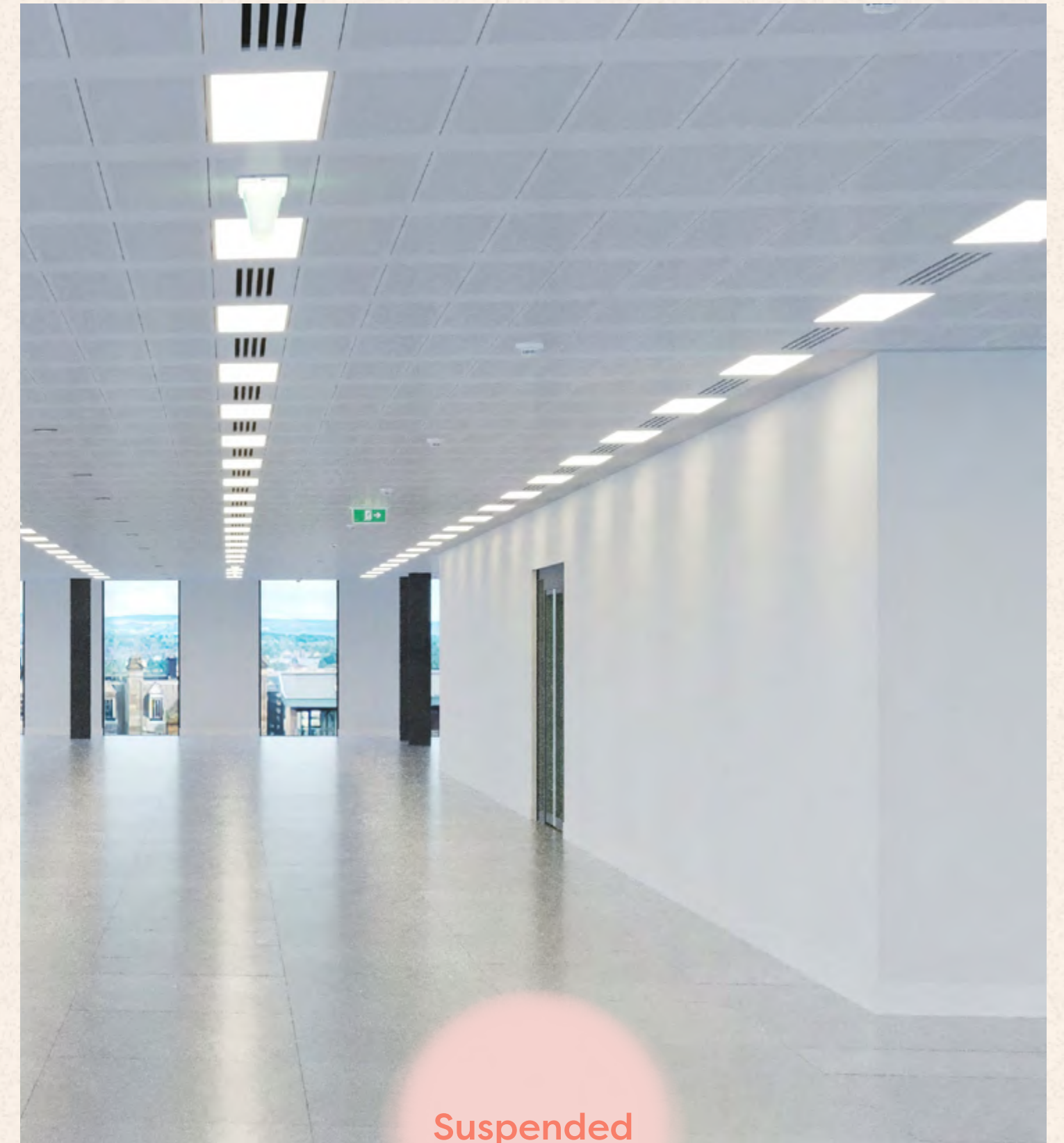
Grade A 25,091 sq ft typical floor plates
with a choice of ceiling finishes



Exposed
ceiling



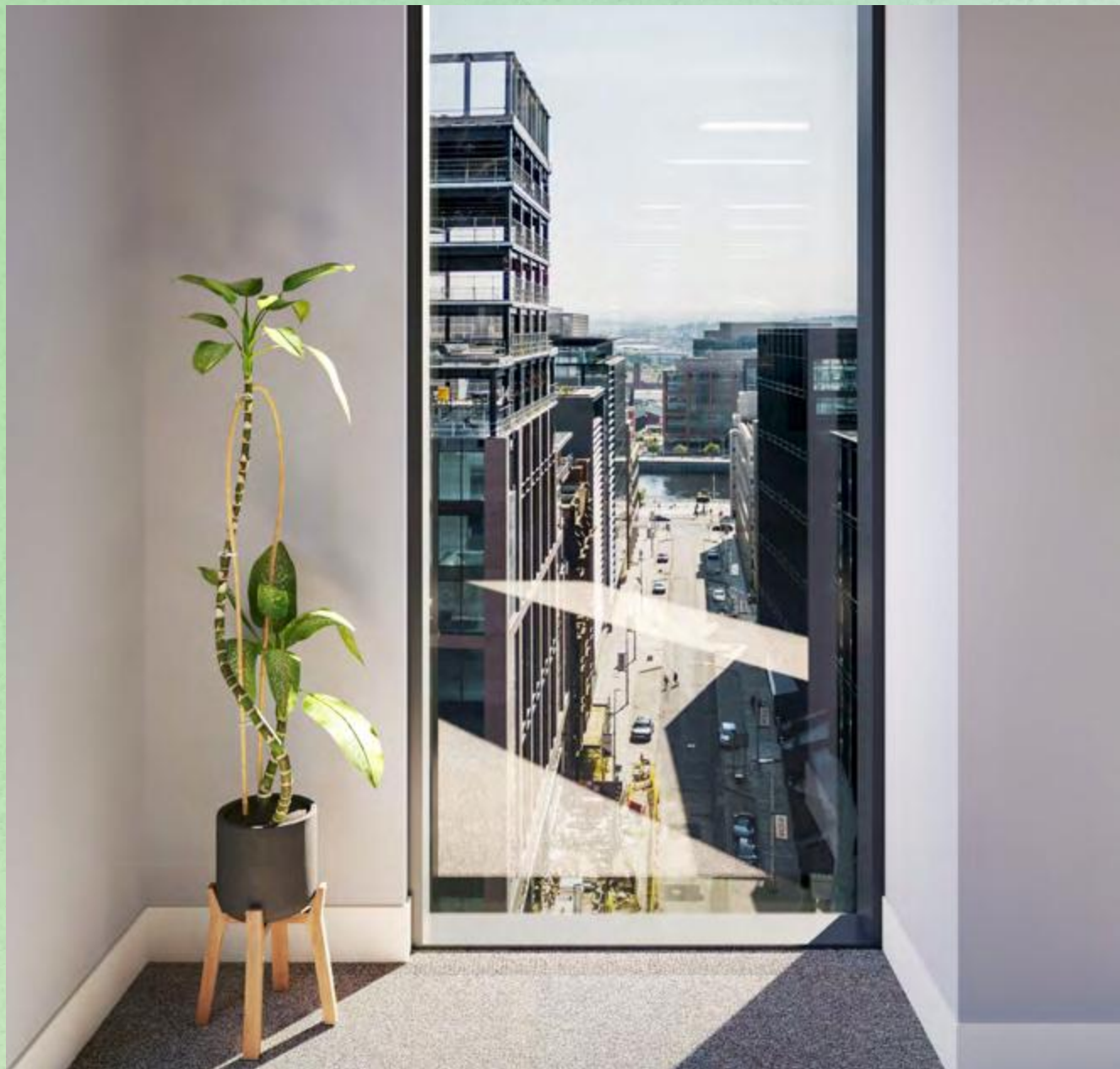
Raft
ceiling



Suspended
ceiling

Sustainable performance

To support our occupiers with their wide portfolio of environmental goals, IQ aligns with leading accreditations for sustainability and wellness.

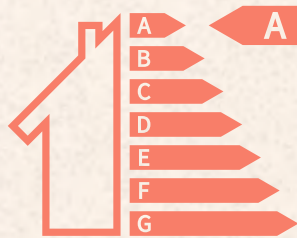


A smarter vision
for buildings and
the planet

Targeting an
Outstanding rating

BREEAM®
OUTSTANDING

Very high EPC A



In accordance
with the UKGBC
framework approach

NZC
IN OPERATION

Targeting a
5* rating



Less carbon, more friendly

Our responsibility to future generations



All-electric building

Green energy supply.
IQ does not burn any
fossil fuels on site.



Renewable energy

We maximise renewable energy.
300 sq m of PV panels generate
electricity for the common areas.



Designed to use less energy

High performance façade designed
to decrease solar gain and reduce the
energy required to cool the building.



Greener commute

Our 373 cycle spaces, excellent
shower provision and 48 EV charging
points will empower our occupiers
to travel as cleanly as possible.



Fresh air

Our smart technology enables ventilation
control according to the occupancy
of the space to create the optimum
environment and to reduce energy use.



Zero waste to landfill

We maximise recycling with our
waste management partners.

Embodied carbon

Through the thoughtful re-design of 33 Cadogan Street, our team has removed around 25% of the embodied carbon from the design.

This approach continues with our decision to fit a single show floor, allowing tenants to create their own spaces without any material or carbon wastage.

25%

reduction in embodied carbon

800 tons

of steel removed from the design

3,000 tons

of carbon removed from the design



From cycle to seat

We are passionate about providing first class cycle facilities. Accessed at ground level directly from the cycle highway, IQ provides 373 cycle spaces and lockers. The cycle store with wash down and maintenance stations connects directly to the changing facilities with lockers and a drying room.





100% EV charging

Smart ready

The latest technology within IQ allows us to understand the real time performance and drive greater human experience and sustainable performance.

This innovative approach enables greater tenant integration, customisable Office environments and day to day support.

-  Building app
-  Energy control and monitoring
-  Air quality monitoring
-  Easy lighting control and adaption
-  Secure access to building data and future proofed for further integrations
-  Reduced running costs



Contactless entry



Built for flexibility



Core

Longer-term essential space

Choose from wide open areas on one of the upper floors. Floor plates up to 25,091 sq ft.

Flex

Bespoke, flexible terms

Take space on tailored lease terms to fit with your business growth.

Custom

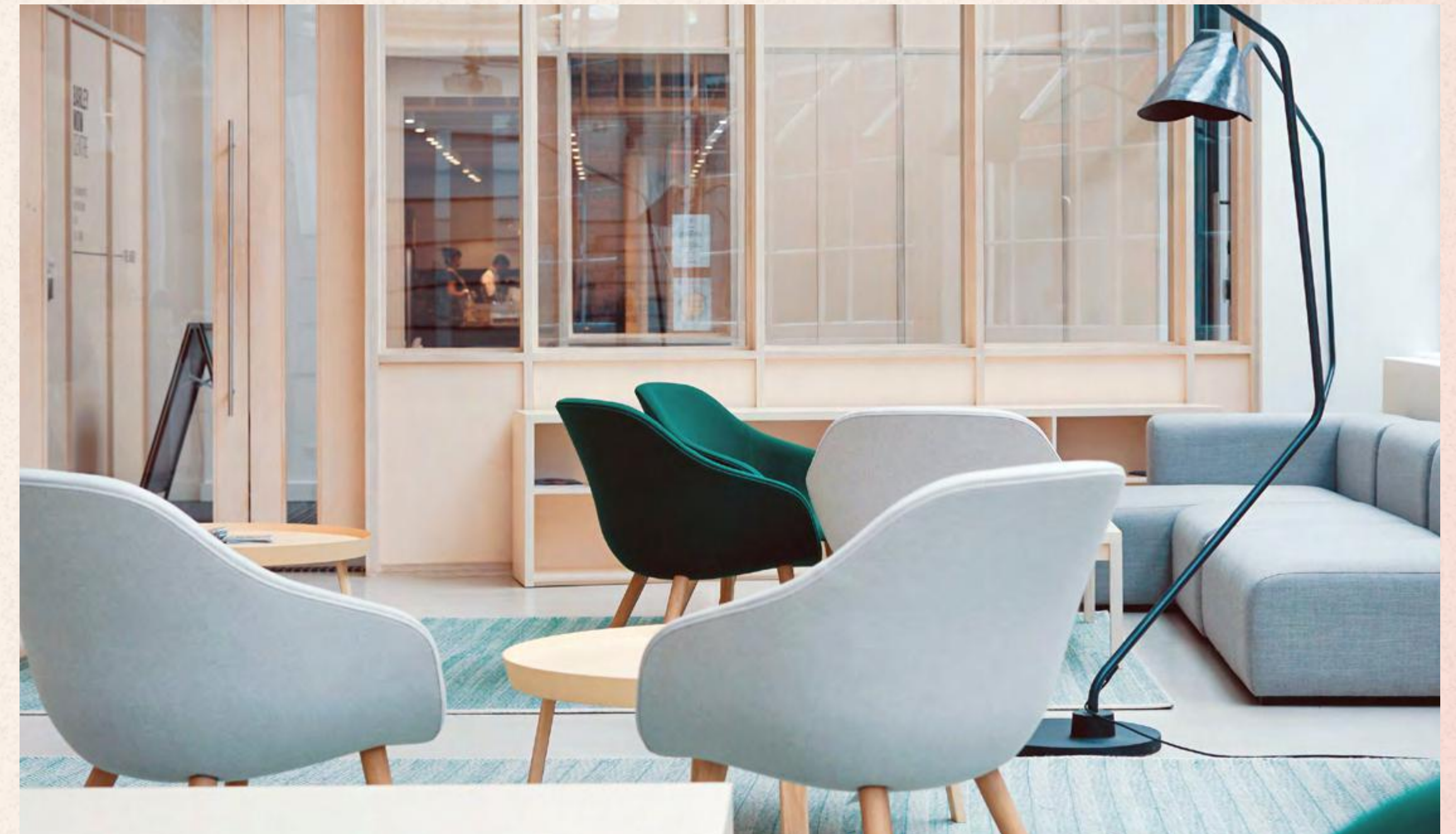
Design and fit-out

Eliminate the cost of relocating, by leaving us to fund, design, project manage and fit-out your space.

Complete

Everything is covered

Bringing your rent and all other occupational costs into one easy to-manage plan offers efficiency, greater budget control and lower costs.



Accommodation

Level	Use	Spaces	Sq ft	Sq m
Sky lounge	Office		3,333	309
12	Office		22,121	2,055
	Terrace		673	62
11	Office		22,926	2,129
	Terrace West		451	41
	Terrace East		480	44
3-10	Office		25,091	2,331
2	Office		23,756	2,207
1	Office West		10,429	968
	Office East		6,072	564
	End of journey facilities			
Ground	Office		8,312	772
	Reception		5,223	485
	Café		3,169	294
	Cycle storage	373		
	E-bike charging	4		
Basement	EV/car parking	48		
	Motorcycle parking	3		
Total NIA			297,678	27,655

Loft

12

11

10

9

8

7

6

5

4

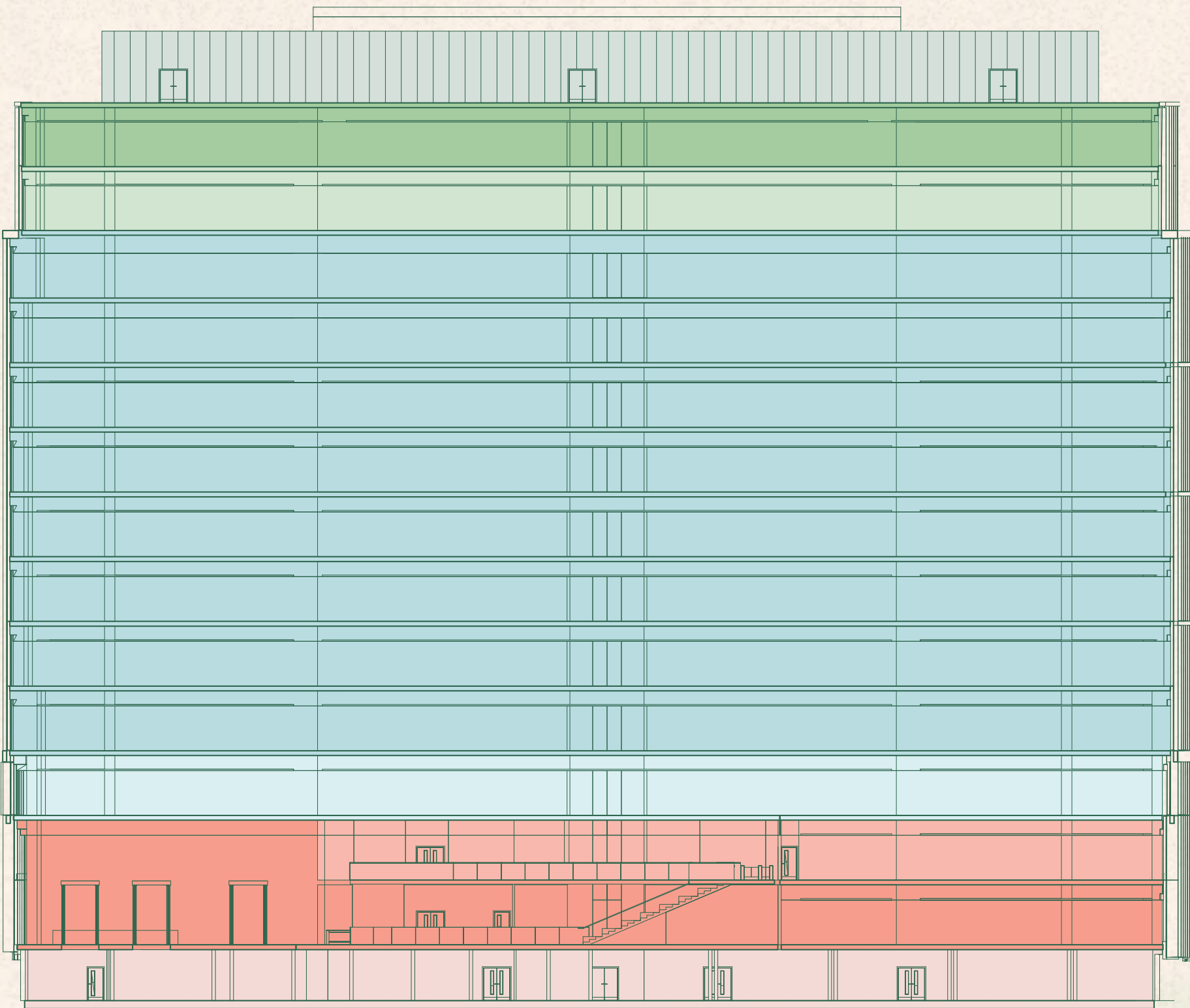
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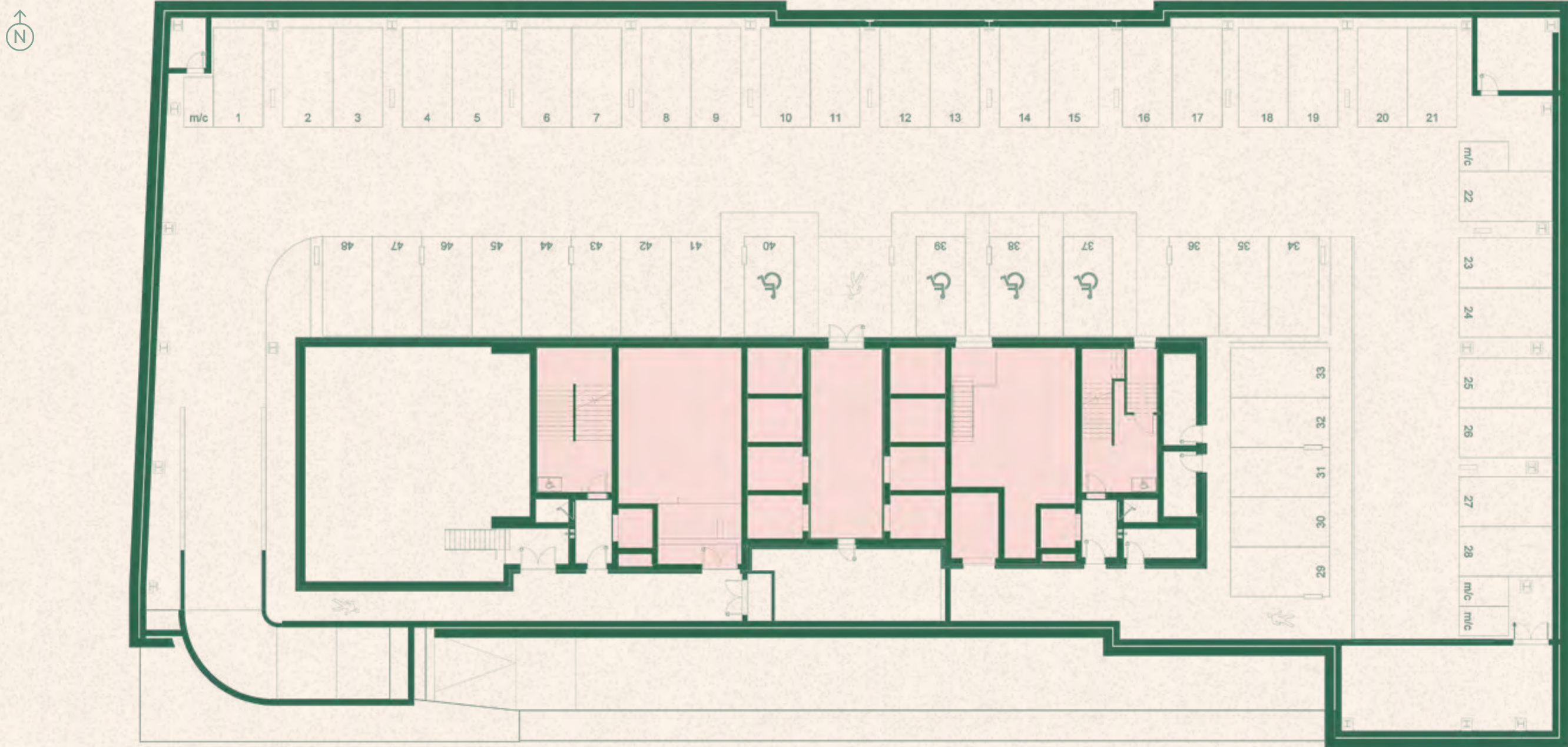
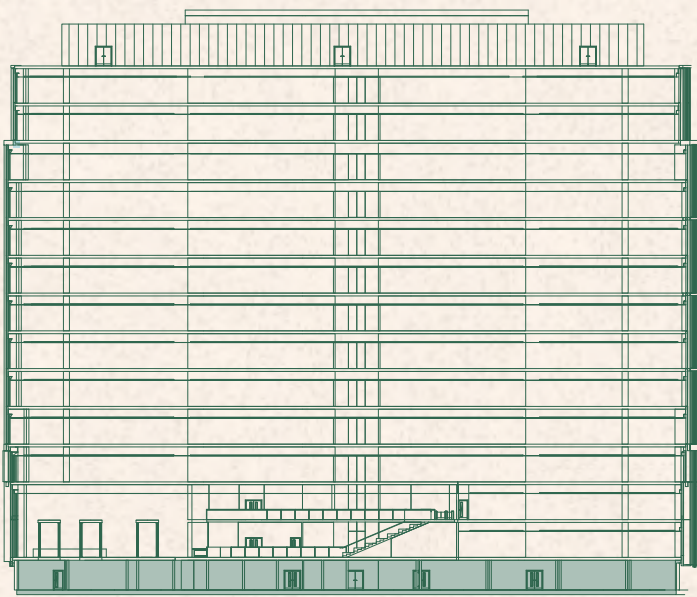
Ground

Basement



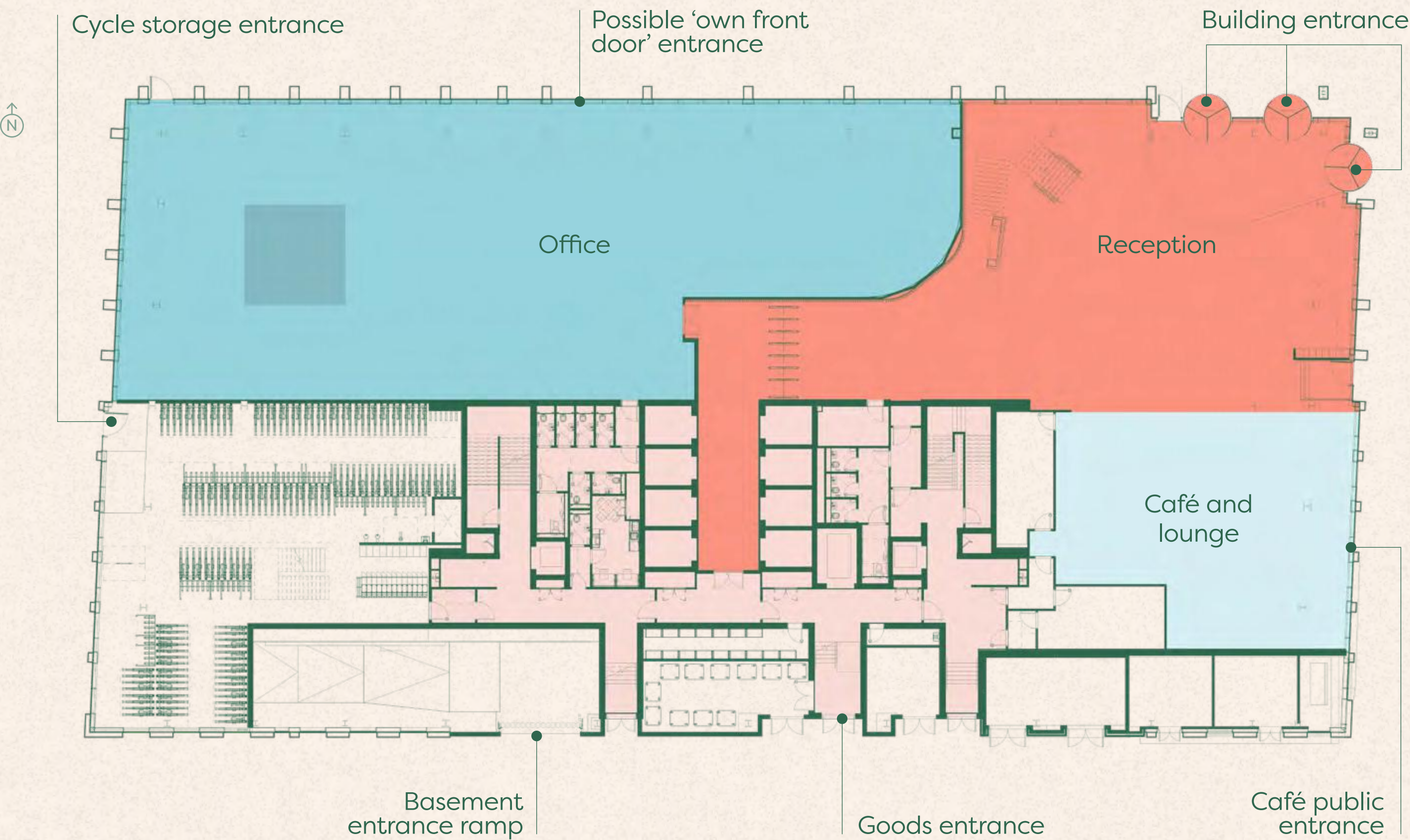
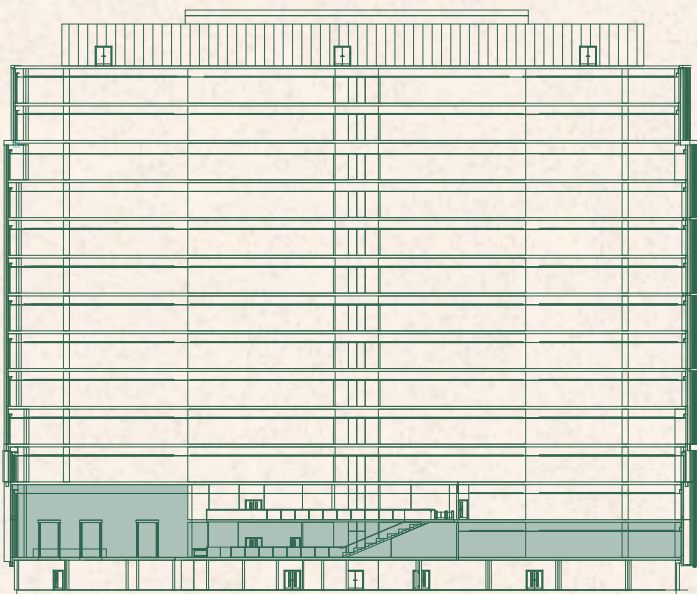
Basement floor

Core	
EV/car parking	48 spaces
Motorcycle parking	3 spaces



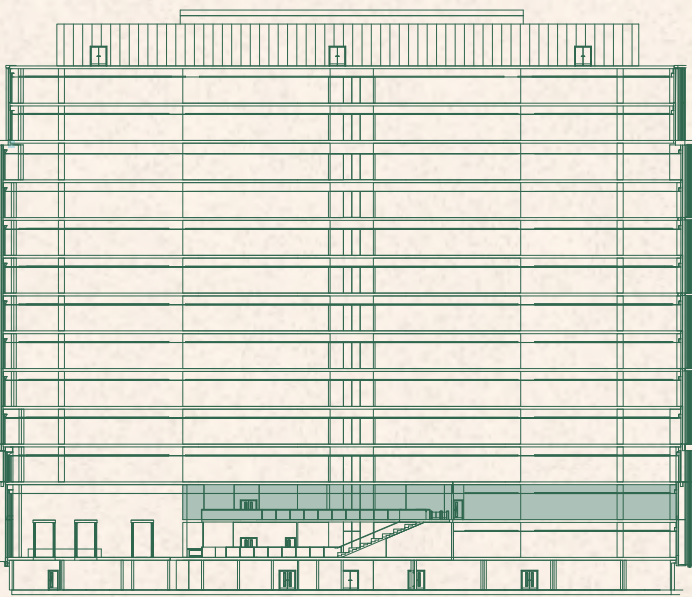
Ground floor

Core Toilets: Female, male, accessible & gender neutral	
Soft spot	
Reception and business lounge	5,282 sq ft
Office	8,330 sq ft
Café and lounge	3,219 sq ft
Cycle storage	373 spaces
Cycle maintenance and wash down station	



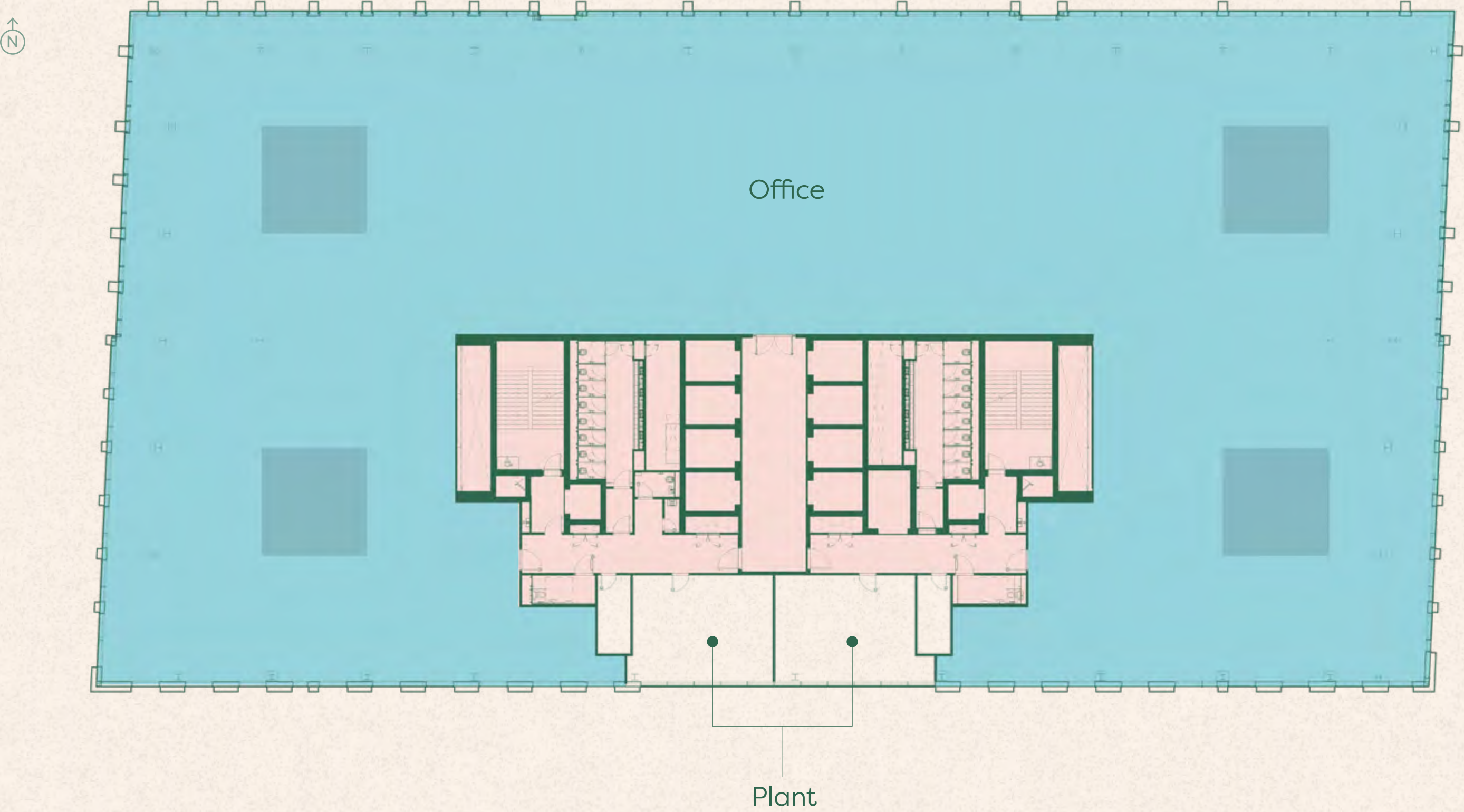
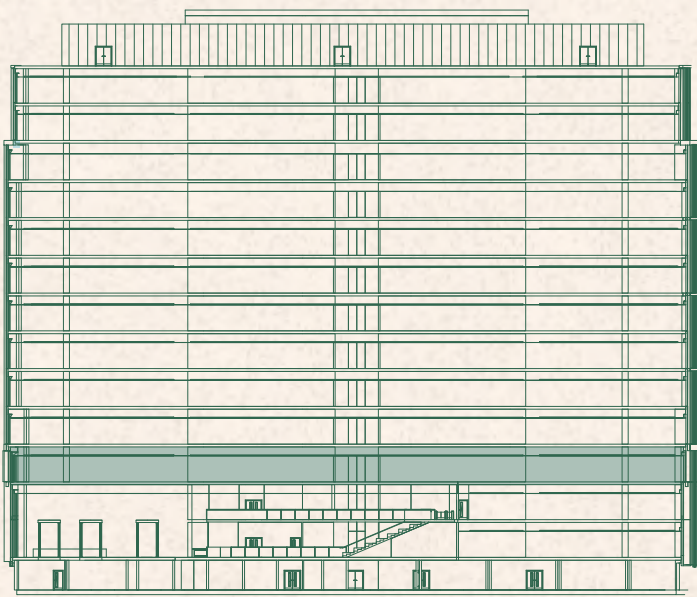
First floor

Core	Toilets: Female, male, accessible & gender neutral
Soft spot	
Office West	10,404 sq ft
Office East	6,034 sq ft
Wellness studio	814 sq ft
Showers	36
Lockers	384
Drying room	
Towel service	



Second floor

- Core
Toilets: Female, male,
accessible & gender neutral
- Soft spot
- Office 23,756 sq ft



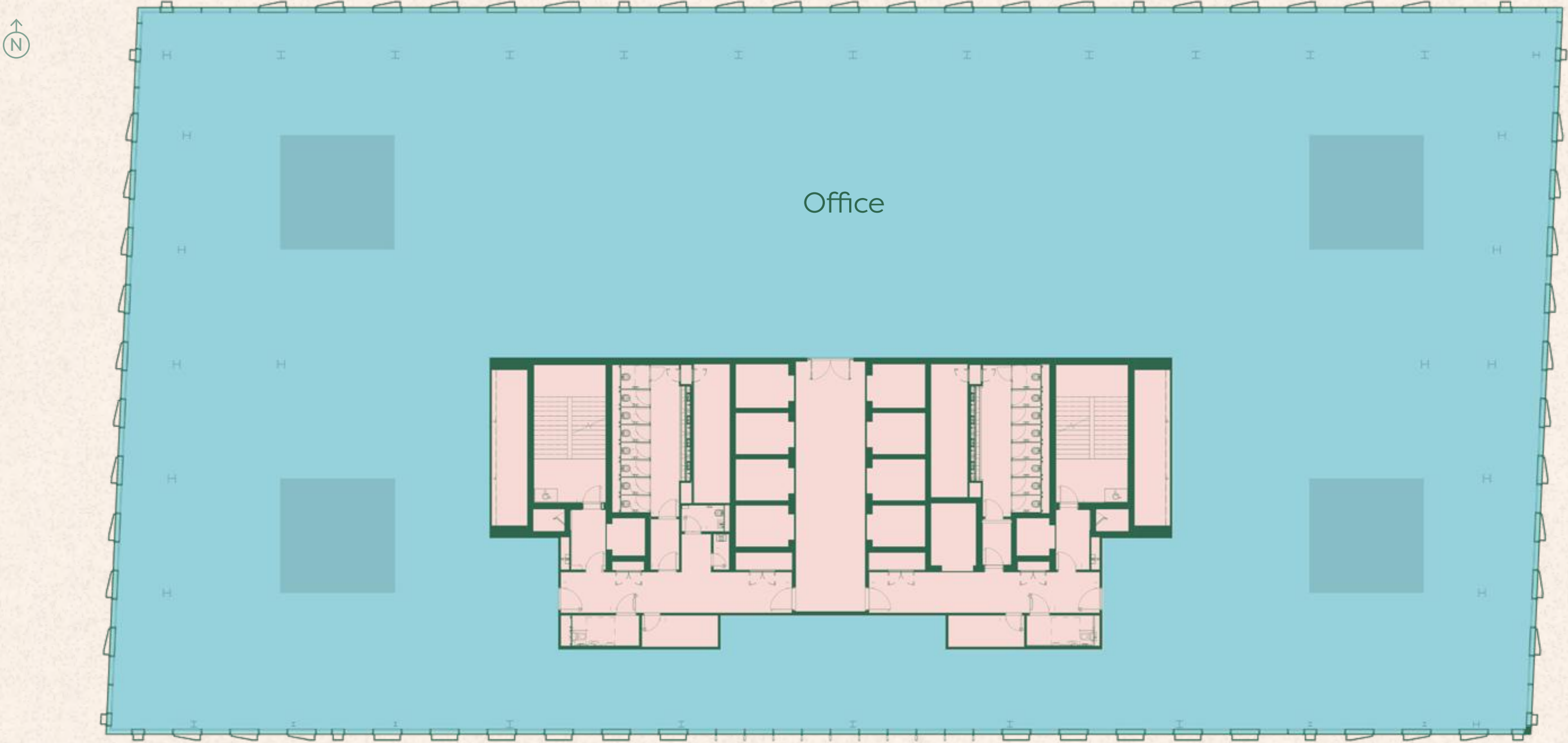
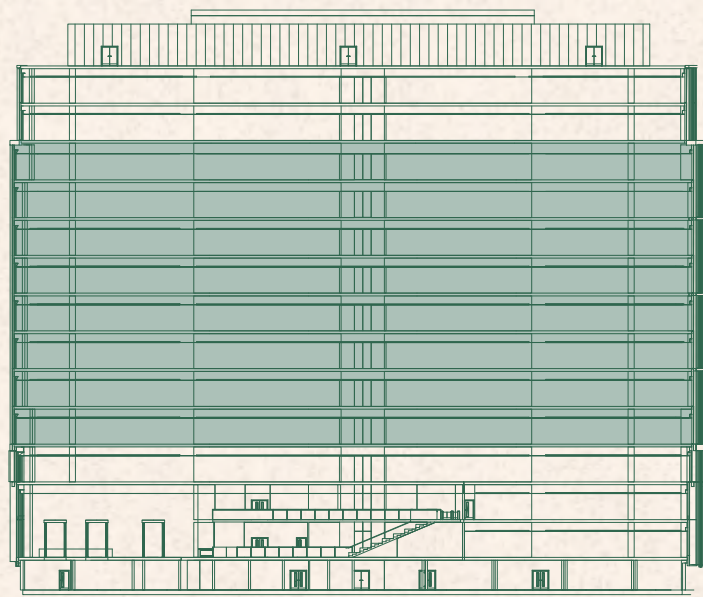
Third to tenth floors

● Core
Toilets: Female, male,
accessible & gender neutral

● Soft spot

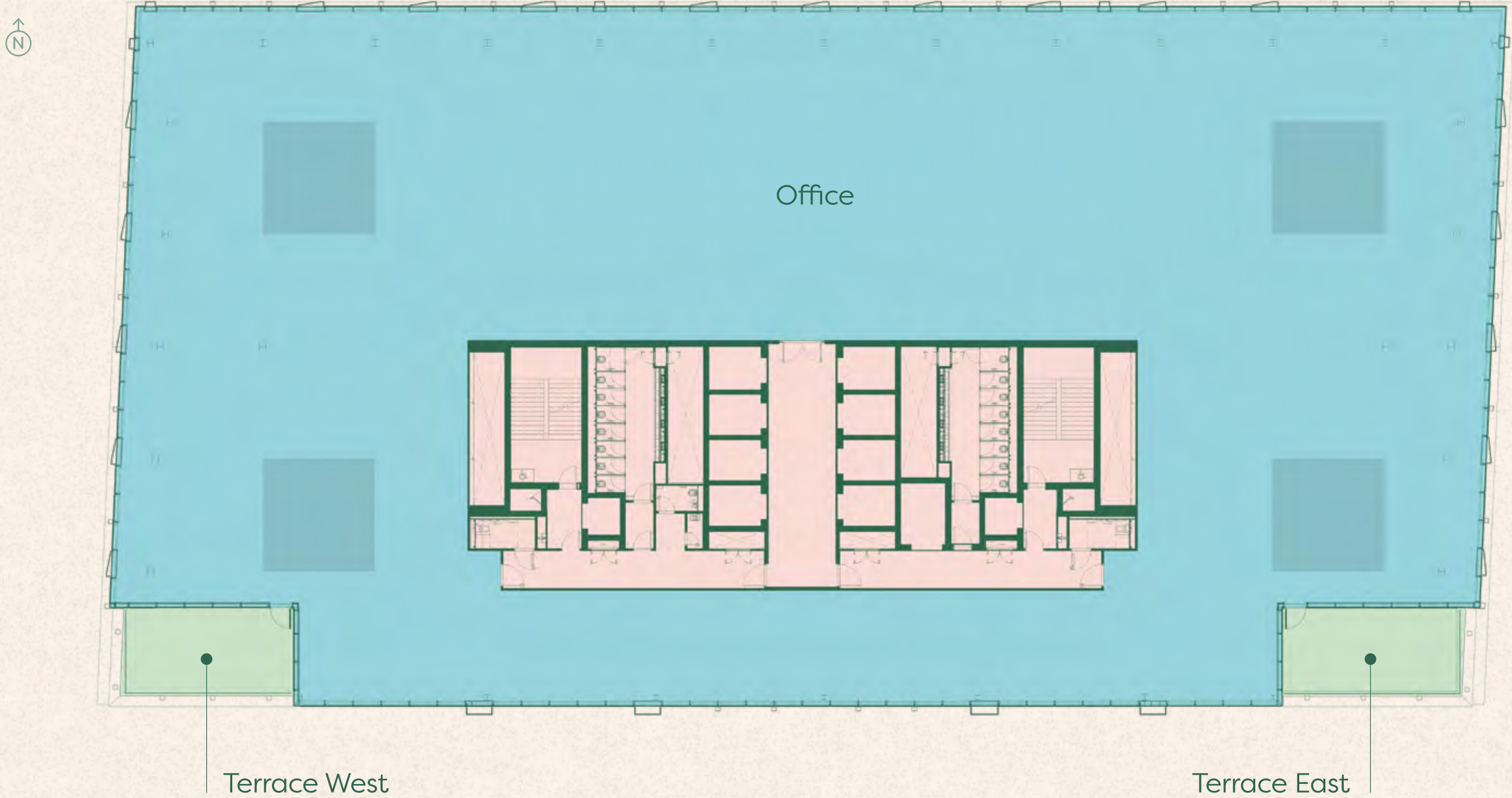
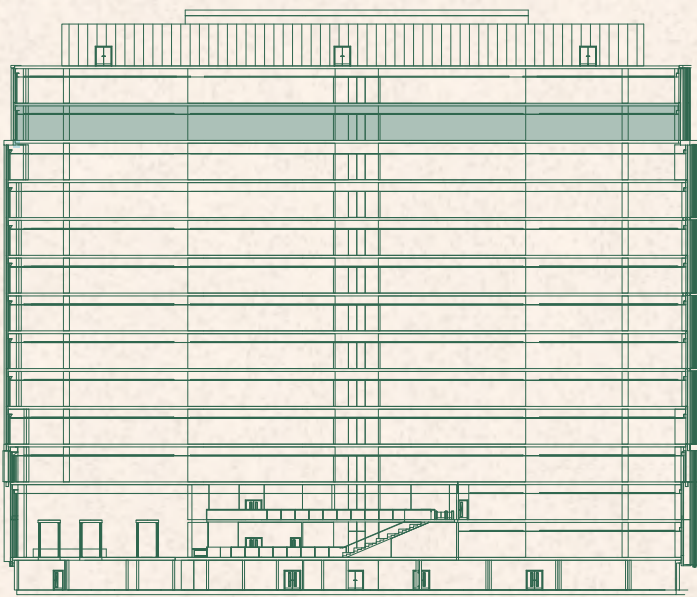
● Office

25,091 sq ft



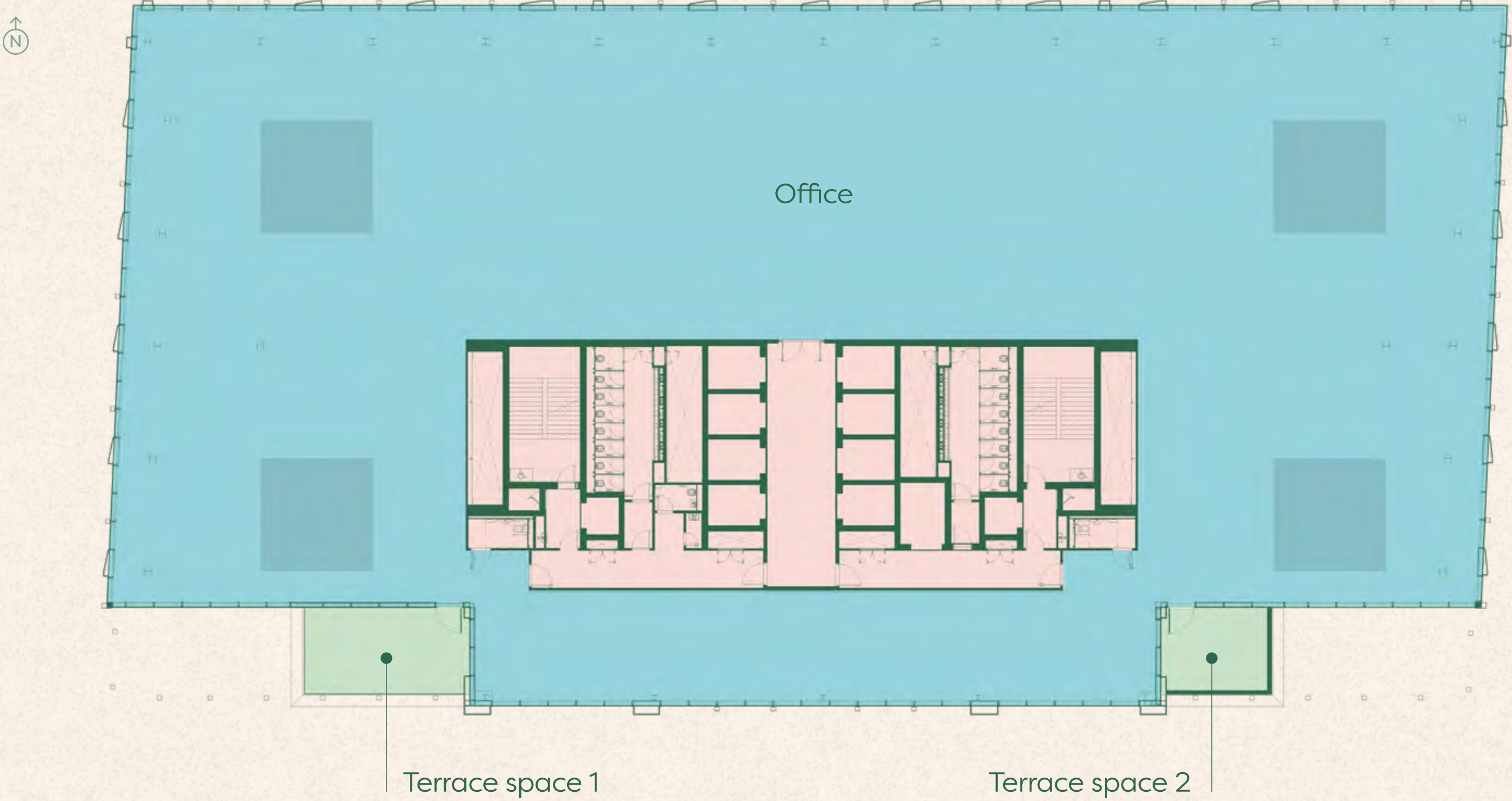
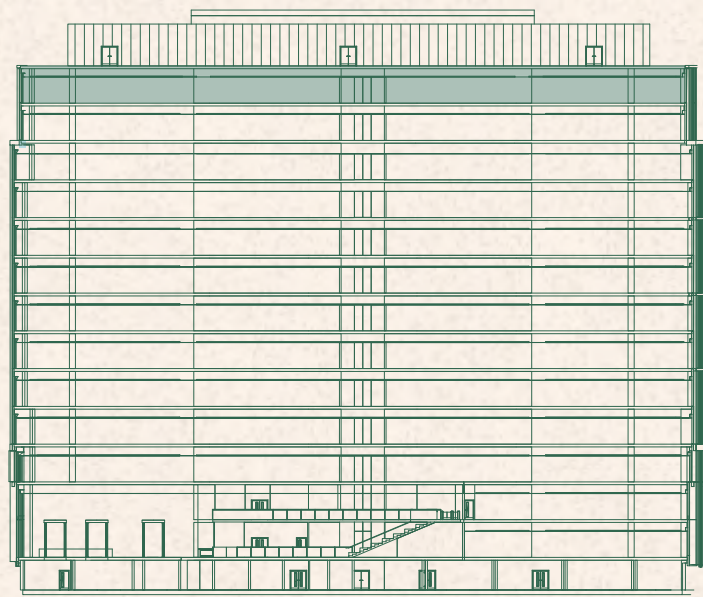
Eleventh floor

Core	Toilets: Female, male, accessible & gender neutral
Soft spot	
Office	22,926 sq ft
Terrace West	451 sq ft
Terrace East	480 sq ft



Twelfth floor

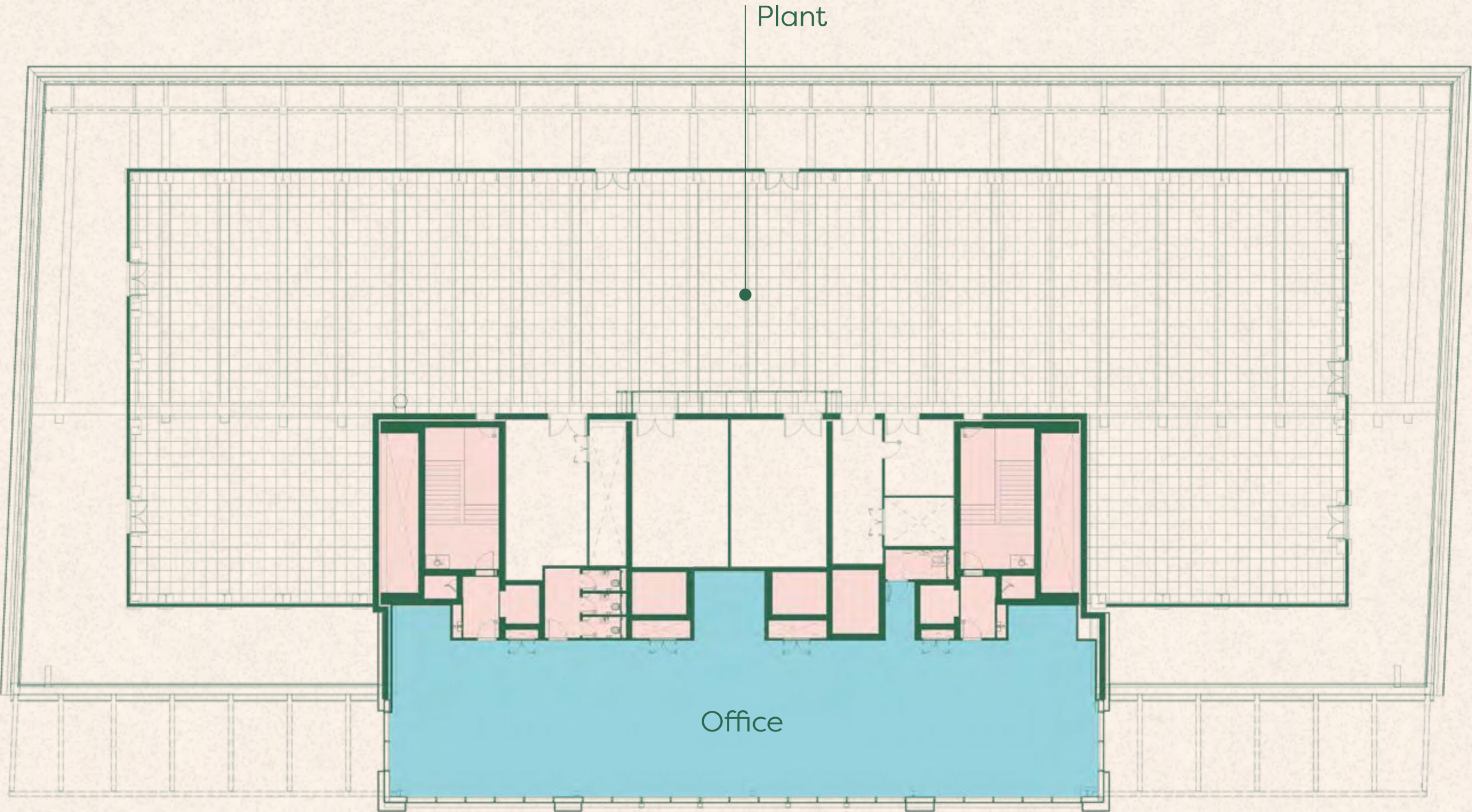
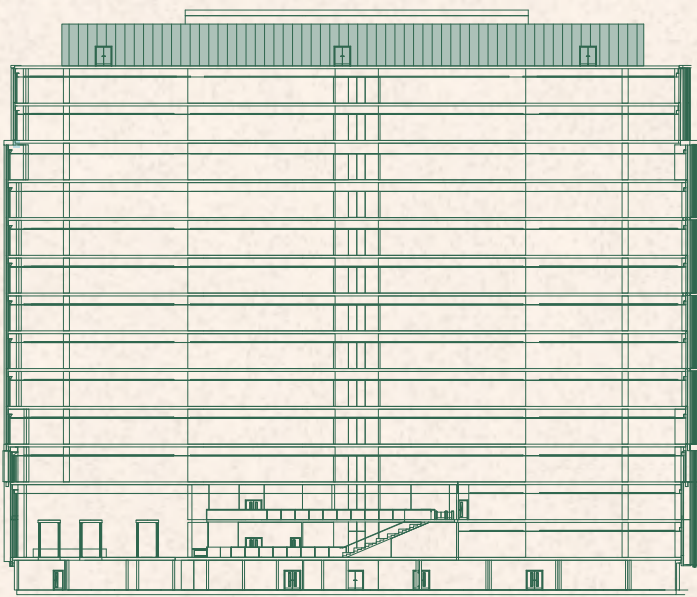
Core	
Toilets: Female, male, accessible & gender neutral	
Soft spot	
Office	22,074 sq ft
Terrace space 1	411 sq ft
Terrace space 2	262 sq ft



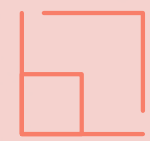
Sky lounge

Core
Toilets: Female, male,
accessible & gender neutral

Office 3,333 sq ft



Building specification



297,678 sq ft
with 25,091 sq ft
typical floor plates



EPC A
and BREEAM
Outstanding



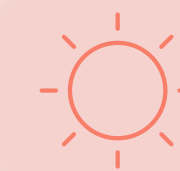
9,300 sq ft of amenities
including business
lounge, café and
wellbeing studio



48 car parking
spaces all with
EV charging



373 cycle spaces
within secure
cycle block



2.80m floor to ceiling
height and excellent
natural light



Commit to deliver
Net Zero Carbon
in Operation via
UKGBC framework

Building specification

- Designed to occupancy of 1:8 sq m
- Design future-proofed with escape occupancy of 1:6 sq m
- Fully sprinklered building
- Total building 297,678 sq ft
- Full height glazing
- Exceptional standards for wired infrastructure resilience and wireless network
- VRF heating and cooling system

Target accreditations

- Net Zero Carbon in Operation
- BREEAM Outstanding
- NABERS 5*
- WELL Ready
- SmartScore Gold
- ActiveScore Platinum

Reception

- Feature double height reception
- Large, open-plan reception zone includes an independently operated café and business lounge
- Feature reception staircase to first floor offering an occupier a dedicated entrance
- 8 x 21-person passenger lifts, 1 dedicated goods lift and 2 fire-fighting lifts
- Smart lockers for deliveries and post
- Biophilic design

Offices

- Floor plates designed to subdivide
- Energy efficient VRF heating and cooling with air source heat pump ventilation system designed to accommodate a density of 1:8 sq m
- 150mm clear access raised floor

Tenant amenities

- 200 cover café serving locally sourced food and drink from 7am to 7pm – also providing corporate catering. Café available to building occupiers and external patronage
- 11th & 12th floor demised roof terraces with great views, open all day for breakout
- Wi-fi throughout the ground floor landlord areas
- 814 sq ft wellness studio

Smart and sustainable

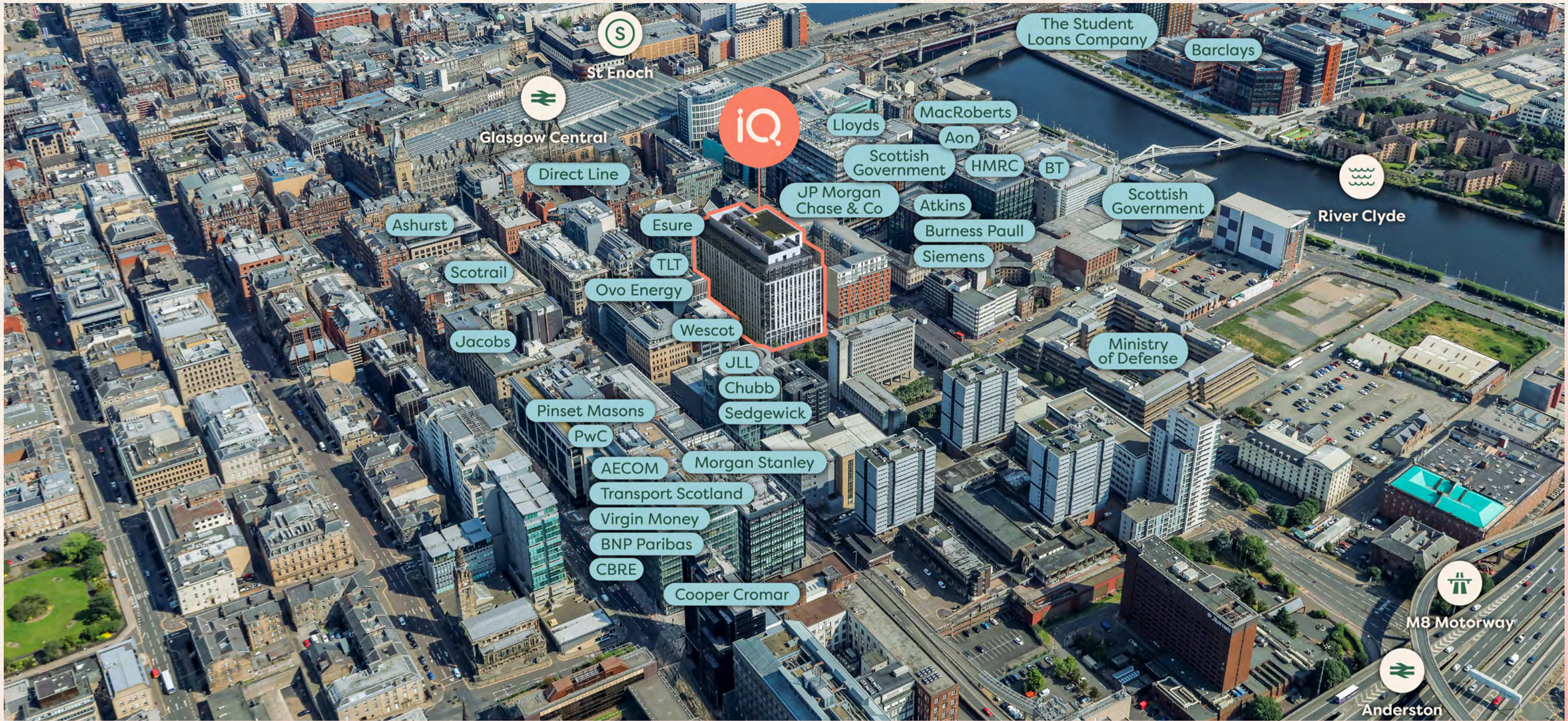
- Designed for performance
- Low carbon building with 38% improvement over Section 6 2015 TER and 61% over Part L 2013 TER
- 300 sq m roof photovoltaic panels
- High performance façade with floor to ceiling glazing
- Integrated smart technology and intelligent LED lighting throughout
- Green roof

Parking

- 48 secure EV/car parking spaces
- 3 secure motorcycle spaces

Cycle facilities

- Dedicated cycle entrance and ramp from Blythswood Street
- Dedicated stair for direct link between cycle facilities and shower/changing facilities
- Male/female showers and 384 lockers with additional and separate gender neutral and accessible facilities
- Cycle maintenance station
- Charging points available for e-bikes



In good company

Amenity selects



Tinderbox

🚶 3 min walk • Waterloo Street

Independently-owned espresso bar, Tinderbox, prides itself in using local, independent suppliers such as Clever Kombucha, Bento Box, Rebel Chocolate and Big Bear Bakery.

Wolf Italian Street Food

🚶 4 min walk • Bothwell Street

Exciting Italian street food to sit in or take away. Pizza, pasta, piada or salad – choose every ingredient and have it hand-prepared.



Philpotts

🚶 4 min walk • Bothwell Street

Breakfast, lunch and event platters to sit in, takeaway or pre-order.



Lunch & coffee

Cafe Milano

🚶 3 min walk • W Campbell Street

Freshly made breakfasts, pastas, paninis and other delicious Italian fast food prepared daily using only the finest, fresh ingredients.



Launch Coffee

🚶 4 min walk • Bothwell Street

A café with a conscience – every purchase made helps to feed a child in the city of Glasgow.



Piece

🚶 4 min walk • Waterloo Street

Speciality sandwiches made fresh and house roast coffee. Piece is an institution in Glasgow's lunch scene.



Amenity selects

Ho Wong

🚶 2 min walk • Waterloo Street

Legendary Chinese restaurant serving world class, freshly prepared Cantonese dining since 1986.



The Duke's Umbrella

🚶 2 min walk • Argyle Street

Experience cosy pub vibes, craft brews, and hearty eats in a welcoming setting that's perfect for socialising and relaxing.



Gost

🚶 4 min walk • Bothwell Street

A luxury restaurant serving the finest cuts of beef from sustainable Scottish farms, as well as fresh seafood and an extensive selection of cocktails and wines.



Nando's

🚶 4 min walk • Waterloo Street

The home of Afro-Portuguese flame-grilled spatchcocked chicken. All sauces, bastes and marinades are made with fresh, real ingredients and have no artificial flavours or colourants.

Alston Bar & Beef

🚶 6 min walk • Gordon Street

Try the best steak under the historic arches of Glasgow Central, locally sourced from the Tweed Valley in the Scottish Borders. The bar hosts one of the largest selections of gin in Glasgow.



Gaucha

🚶 8 min walk • W Nile Street

Gaucha Glasgow is Gaucha's first entirely carbon-neutral restaurant and the perfect dining destination for impeccable Argentinian steaks, the finest wines and signature cocktails.



Amenity selects



F45 Training

🚶 3 min walk • W Campbell Street

F45 provides the ultimate group training experience by combining cutting edge techniques with high grade equipment and friendly, supportive staff.



The Gym Group

🚶 3 min walk • Bothwell Street

Contract-free memberships at The Gym Group grant 24/7 entry to premium facilities for sunrise workouts or late-night sweat sessions.

King Tut's Wah Wah Hut

🚶 4 min walk • St Vincent Street

Discover live music magic at Glasgow's iconic King Tut's Wah Wah Hut — a legendary venue hosting eclectic performances in an intimate, unforgettable setting.



Revolution Spin

🚶 8 min walk • St Vincent Street

Energising spin classes, expert guidance, and a lively, neon-lit atmosphere for a challenging workout.



Everyman Cinema

🚶 9 min walk • Princes Square Shopping Centre

Everyman Cinema re-defines movie enjoyment with plush seating, gourmet food and an unmatched cinematic ambiance for an extraordinary experience.



Buchanan Street

🚶 9 min walk

Glasgow's shopping haven — diverse boutiques, global brands and a bustling atmosphere offering a premier retail experience in Scotland's style capital.

More on the map

A 6-minute walk from Glasgow
Central Station, IQ is ideally located

We don't just invest, we're invested

With a long term investment strategy, CEG can take a different view to most developers, which enables our customers to occupy space on terms that suit them. We understand how important your people are, and will provide your organisation with an advantage when it comes to attracting and retaining the very best talent.



Aurora, Glasgow

Acquired in 2001, the original building on this site was 1970s office building of 71,000 sq ft in the Central Business District of Glasgow. Having secured planning in 2003 demolish and redevelop in 2004 to create the 178,000 sq ft award-winning speculative new office development.

The building was fully let to Barclays Wealth, BNP Paribas and Knight Frank six months after completion. The building was the only new development to complete in Glasgow in 2006 it has helped to kick start the regeneration of the wider area.



ONYX, Glasgow

Completed in April 2021 the newly refurbished ONYX building has set a new benchmark for Grade 'A' highly sustainable workspace in Glasgow City Centre winning the 2022 BCO regional best refurbished office award.

The existing Eagle Building was completed in 1990 and whilst the basic structure and envelope was in relatively good order the floor plates and common parts had become significantly outdated and dilapidated.



EQ, Bristol

The 200,000 sq ft state of the art office building is under construction in Bristol due Q3 2023. This building is the first Net Zero Carbon in Operation building to be delivered in Bristol, alongside a vast 20,000 sq ft of amenity space.

The building has secured Pre Lets to Arup and Payments and continues to set the bar in the South West office market.



Number One, Leeds

The flagship 110,000 sq ft office was 70% pre-let and opened in 2017. It is home to Zenith's UK headquarters, CEG, Bupa and Butlers deli/bar.

CEG worked with Leeds City Council, West Yorkshire Combined Authority, the LEP and MP to secure a rail growth funding package from Government to deliver a new station. Alongside the Forging Futures Campus has delivered £10million in social value through hands-on training and apprenticeships.



Life by CEG

We welcome
20,000
visitors each day across
15 cities



Alpha, Birmingham



Forging Futures

We manage
48+ buildings
and operate
16 cafés and
19 fitness studios

An award winning team

Focused on delivering the next generation of workspace



coopercromar.com

We are a close-knit architectural practice that thrives on delivering elegant and well-considered projects. This consistency is underpinned by our ability to bring together a series of inputs, both project unique and firm specific in a formula honed over 38 years. One which has taken us from strength to strength, and proven multi-award winning.



woolgarhunter.com

Woolgar Hunter is an engineering consultancy specialising in the fields of civil, structural and geo-environmental engineering. We are an independently owned company established in 1971 with a reputation for being commercially aware and design focused.



reidmitchell.co.uk

The aspirations and vision for any instruction are what drives the outcome, however, the success of the investment itself is measured by delivering on time, on budget, and to the quality levels expected. Our experience across our work with developers and investors, ensures we understand the challenges they face, but working with our clients to develop solutions that best address their needs.



atelierten.com

We help clients create smart, high-performance, sustainable, award-winning buildings. On every project, we're spurred by the challenge of doing more with less. Every day we explore what it means to make architecture part of the wider environmental system. A pretty big concept when you think about it.



mclh.co.uk

Operating throughout the UK and Ireland, we deliver quality construction, civil engineering and fit out projects, and facilities management services, across multiple industry sectors. We believe in putting people first, intelligent use of natural resources and tackling climate change. We ensure high standards and ethical values are consistently applied and our staff are empowered to make positive CSR decisions at all levels.

An innovative workspace,
for now _____ and for the future





iqglasgow.com

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