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5 GEORGE SQUARE • GLASGOW • G2 1DY



A SUPERIOR ADDRESS

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Building Neighbours



Marsh
Commercial

DENTONS

RSM

GT GARDINER
& THEOBALD

BRASSERIE & BAR
BROWNS
ESTABLISHED 1973

STICKS 'N' SUSHI

Post Code Neighbours

1. Glasgow City Council
2. The Boutique Workplace Company, Stantec, Thorntons
3. Anderson Strathern, Rathbones
4. Skills Development Scotland
5. ACCA, Brodies, Grant Thornton, Deloitte, WSP, NatWest, Hitachi
6. Edrington, Mazars, Lindsays
7. Virgin Money
8. BTO Solicitors, Smart Metering Systems

GLASGOW

A 10 Minute City



Queen Street Train Station 3 min walk
Glasgow Central Train Station 8 min walk
Argyle Street Train Station 6 min walk
High Street Train Station 10 min walk
Charing Cross Train Station 20 min walk



Buchanan Street Subway Station 5 min walk
St Enoch Subway Station 10 min walk



Buchanan Bus Station 5 min walk



VOI Bike Station 8 min walk



Glasgow International Airport 20 min drive



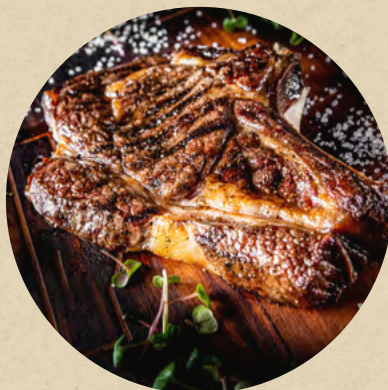
Browns

0 min walk
(in building)



Sticks'n'Sushi

0 min walk
(in building)



The Spanish Butcher

2 min walk



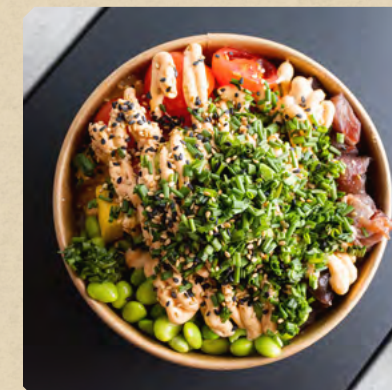
Piece

2 min walk



Paesano

2 min walk



Sprigg

2 min walk

FOOD + DRINK

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El Santo

2 min walk



Margo

2 min walk



The Alchemist

2 min walk



Sear's Pizza

3 min walk



1802 at Hutchesons

4 min walk



Kaffateria

4 min walk



Queen St
Station

3 min walk



Flight Club

3 min walk



AC Marriot
Hotel

3 min walk



Buchanan St

3 min walk



Revolver Hotel

3 min walk



The Gin Spa

4 min walk

LEISURE + TRAVEL

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House of
Gods Hotel

4 min walk



Bowlarama

5 min walk



Gym Club
Wellness

5 min walk



Princes Square

6 min walk



St Enoch
Centre

5 min walk



Central
Station

8 min walk



WELCOME TO G1

THE EXCHANGE

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The Exchange, located in the transformed building reception, provides the perfect touchdown and breakout space with a variety of seating to suit your needs at all times.



TAKE UP A POST

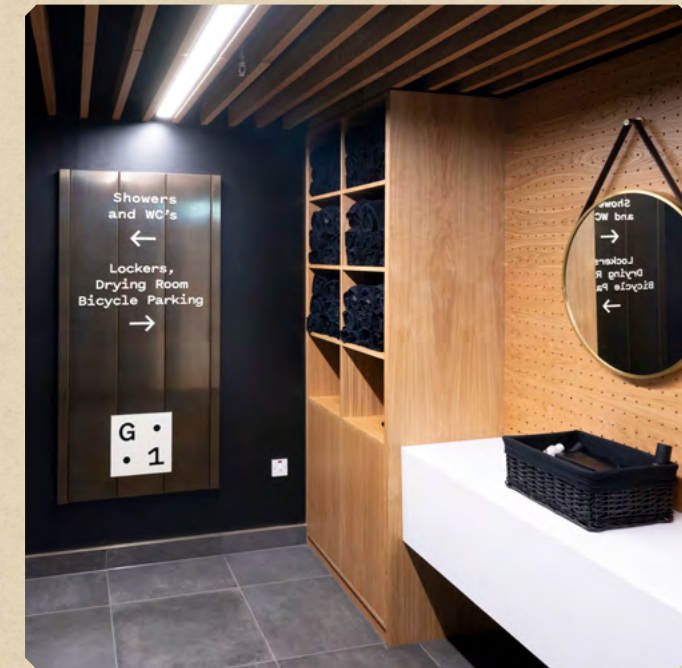
Complimentary tea and coffee station
providing additional breakout space
away from the office.

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FIRST CLASS FACILITIES

State of the art end-of-journey facilities including a cycle service area, along with complimentary towel service for occupiers, Wi-Fi and speakers.

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FIRST CLASS

The statement 2nd floor, ready and waiting for you in our statement building. The suite provides an exposed ceiling awaiting the tenants bespoke finish. New air conditioning and lighting.

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Ceiling finish options available



Indicative fit out images

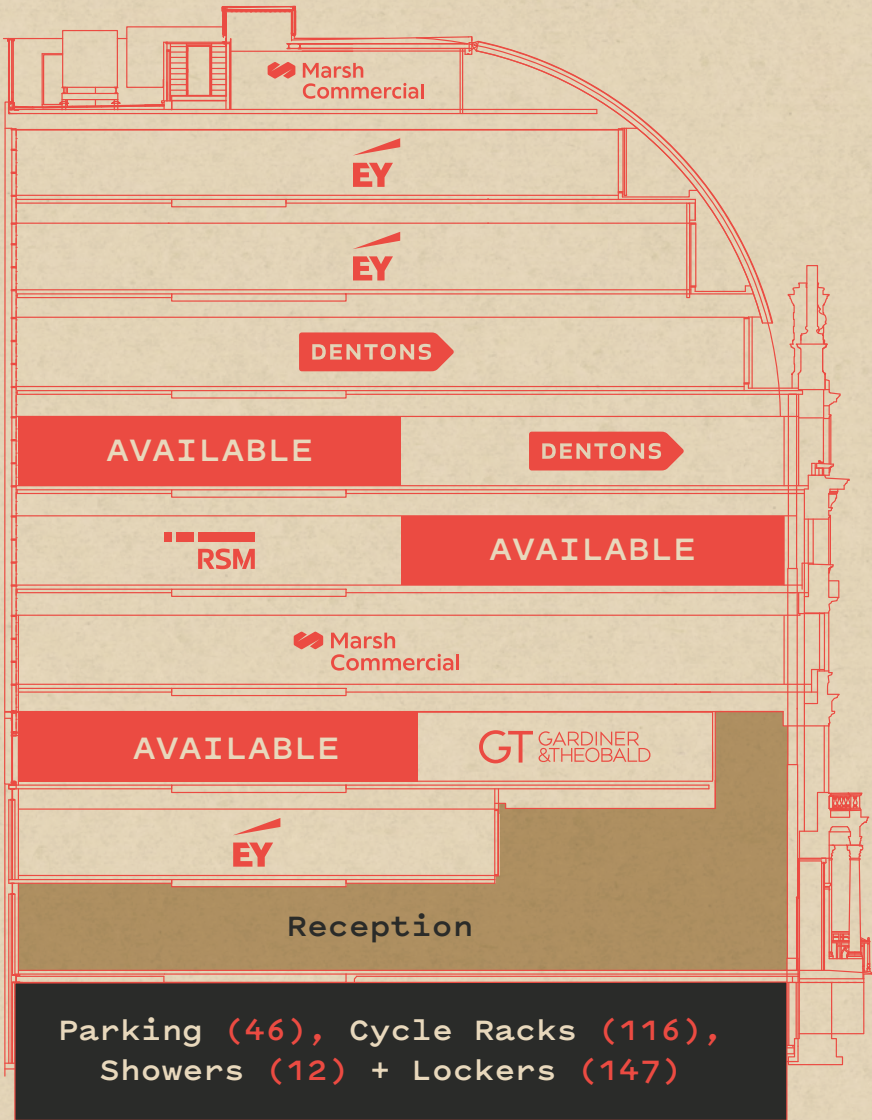


FLOOR PLATES

The 4th and 5th floors will be delivered shell and floor to allow efficiency and cost saving.

ACCOMMODATION

Ninth	
Eighth	
Seventh	
Sixth	
Fifth (West)	7,910 Sq Ft
Fourth (East)	7,780 Sq Ft
Third	
Second (West)	8,179 Sq Ft
First	
Ground	
Basement Levels	



Total: 23,960 Sq Ft

BASEMENT

Car Park

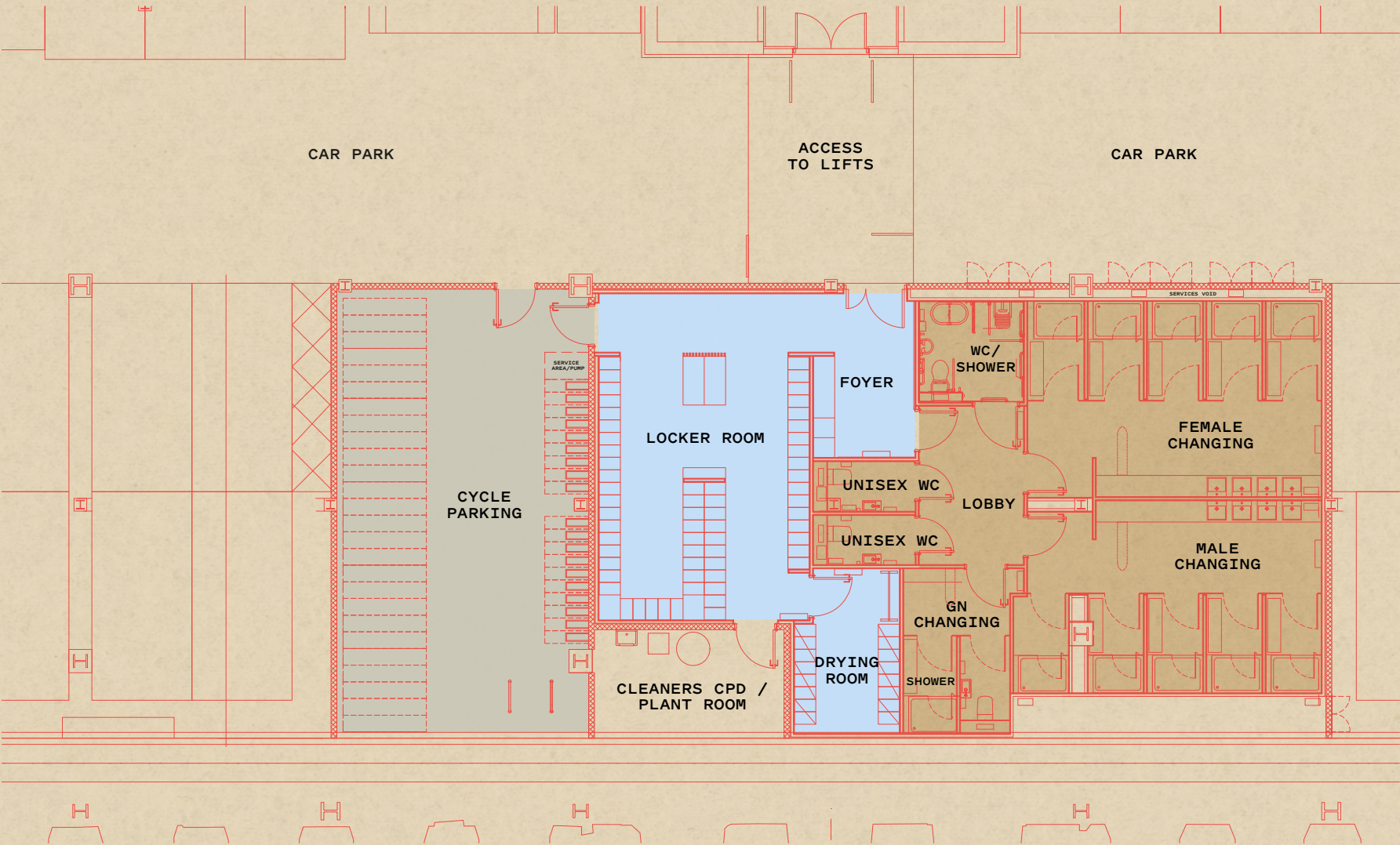
Car Parking	46
Cycle Racks	116

End-of-Journey Amenities

Lockers	147
Showers	12
WCs	4
Cycle Service Area	
Drying Room	



SOUTH FREDERICK STREET



GEORGE SQUARE

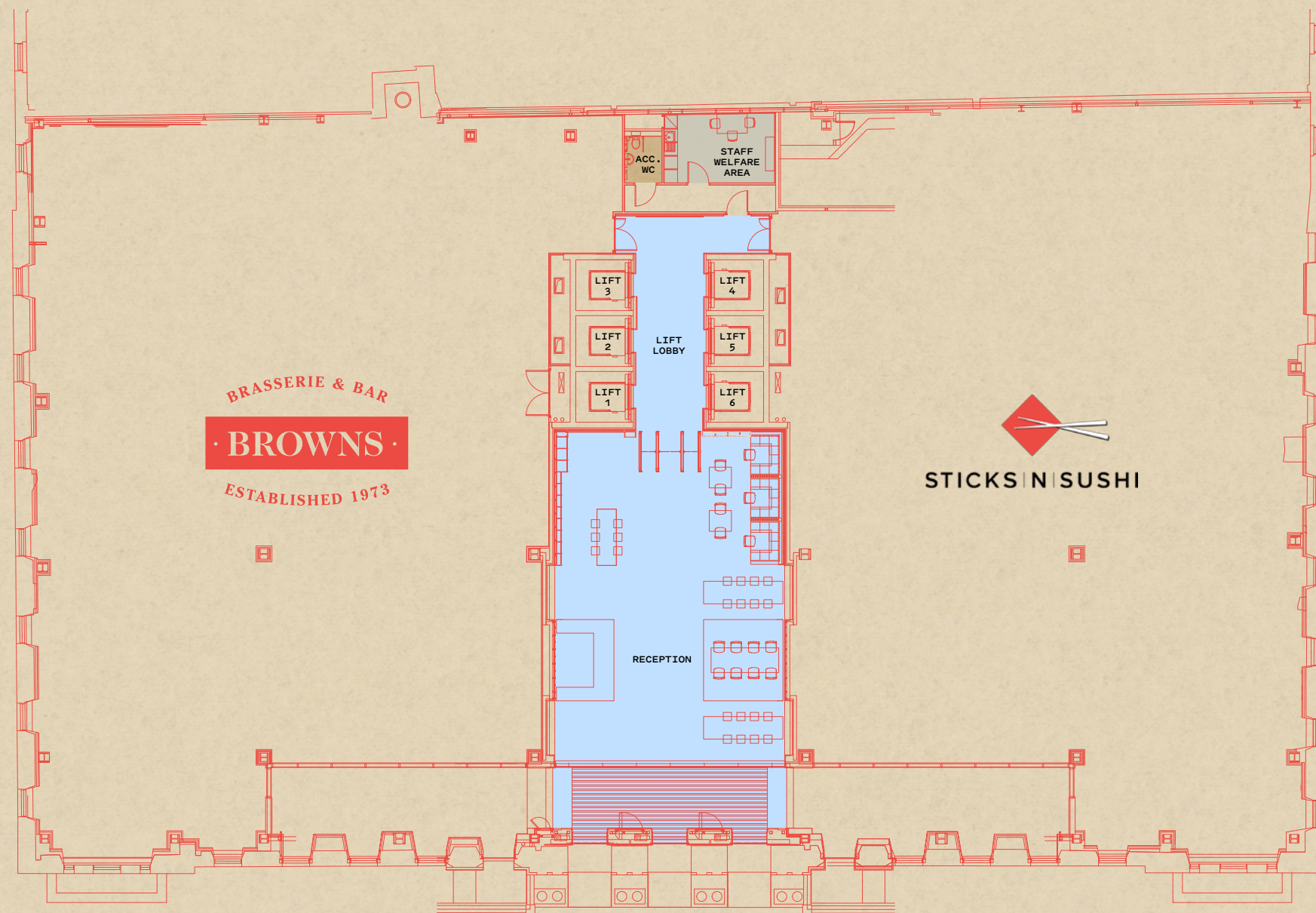


GROUND LEVEL

Meeting Booths 3
 Front of House Concierge 2
 Building Manager
 Coffee Station
 High Table Seating
 Informal Meeting Area
 Complimentary Wi-Fi



SOUTH FREDERICK STREET



GEORGE SQUARE

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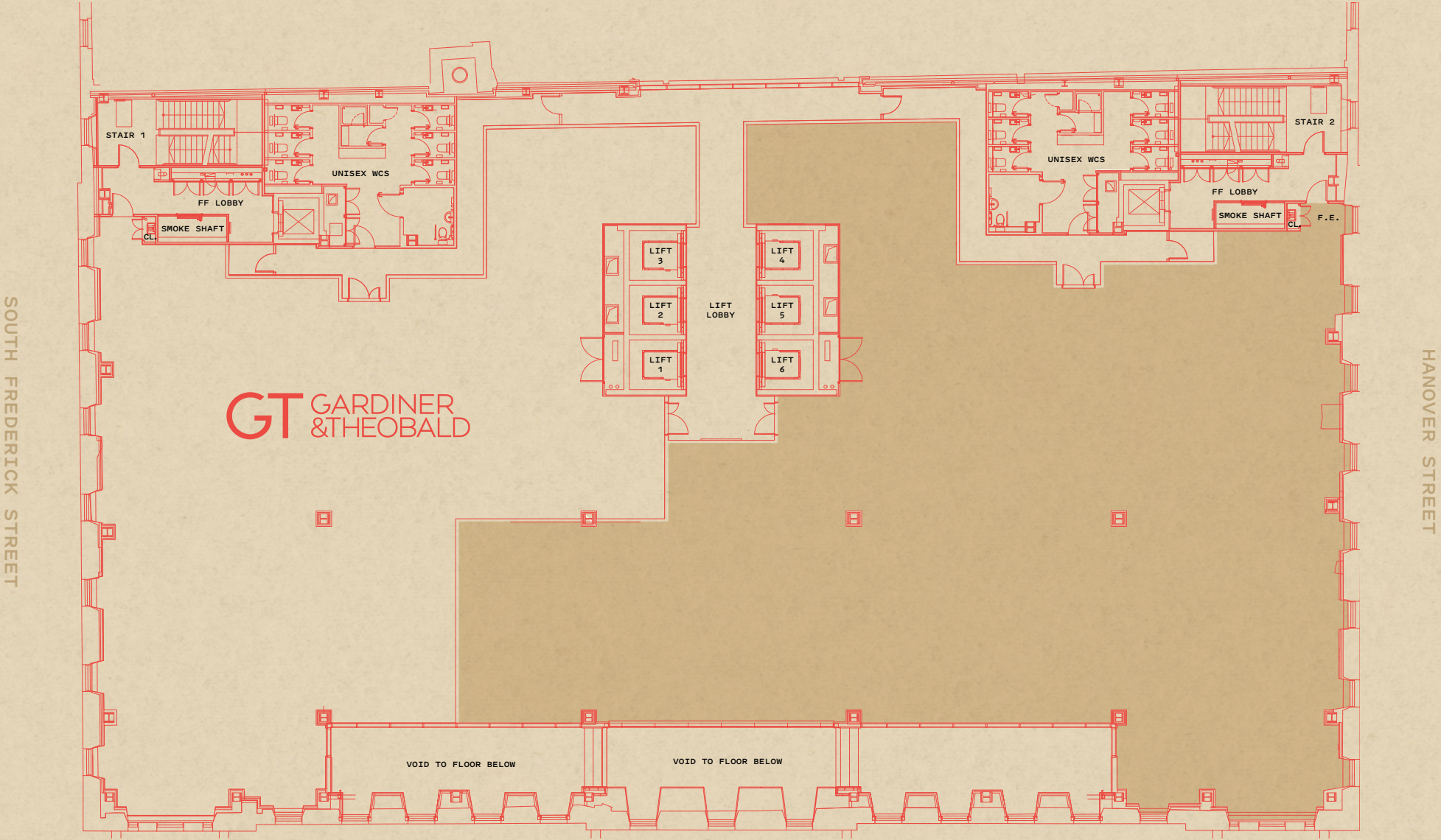
HANOVER STREET



SECOND (WEST)

8,179 sq ft

- Exposed ceiling and painted ceiling void
- New demised VRF Air Conditioning
- Open Plan
- New LED lighting
- Raised floor
- New toilet facilities
- Redecorated throughout



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SOUTH FREDERICK STREET

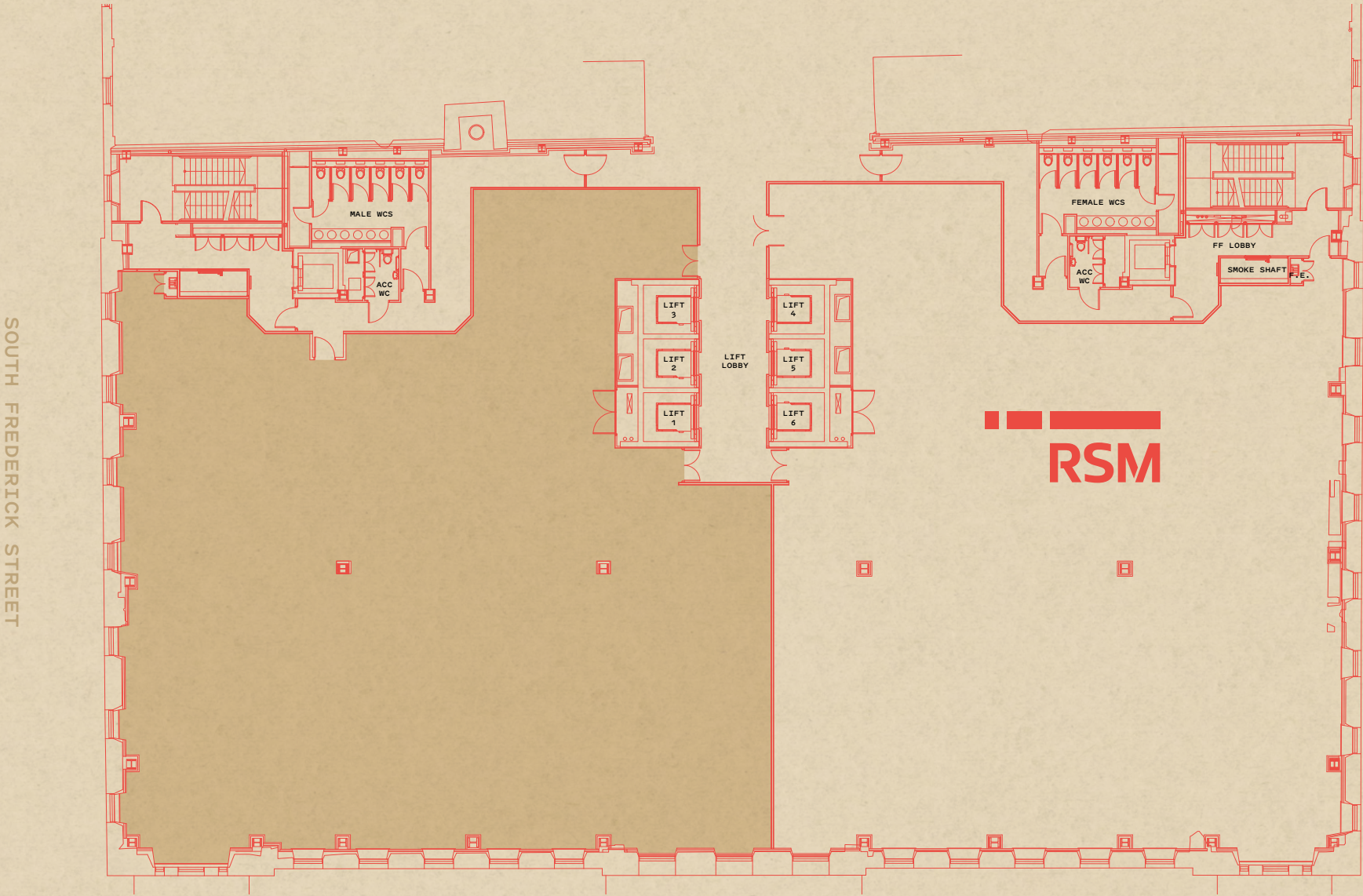
HANOVER STREET

GEORGE SQUARE



FOURTH (EAST)

7,780 sq ft



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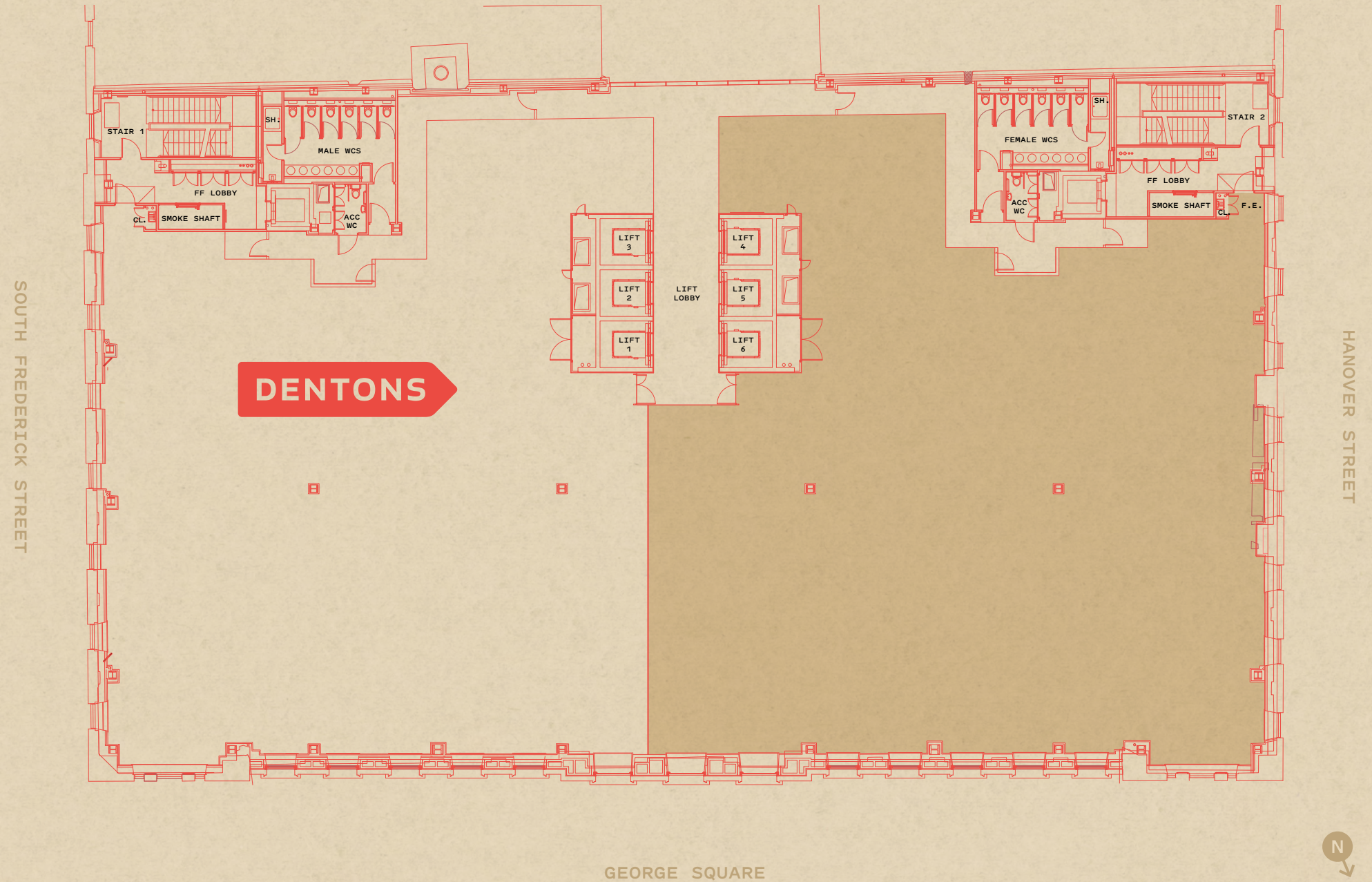
HANOVER STREET

GEORGE SQUARE



FIFTH (WEST)

7,910 sq ft

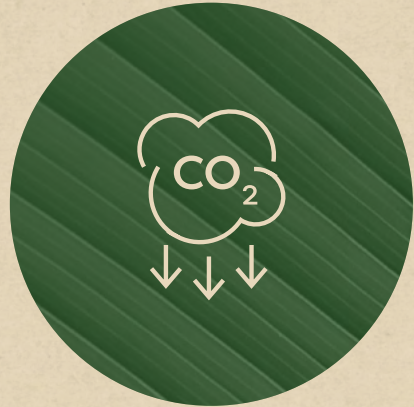


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SUSTAINABILITY



EPC 'A' Rating
(Target)



Low Embodied
Carbon



All electric
building from
renewable sources



Zero waste
to landfill
building



Compliant CRREM
1.5°C pathway

DELIVERED

SPECIFICATION

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Building

- New reception with front of house service
- New speed gates
- Apple Wallet enabled security access
- Reception cafe lounge + complimentary refreshments
- 6 x 17 person destination control lifts + 2 fire fighting lifts
- Smart technology enabled
- 46 secure car spaces
- High speed IT connectivity
- Fibre backbone 1GB complimentary to common areas
- Building app
- Music & Wi-Fi

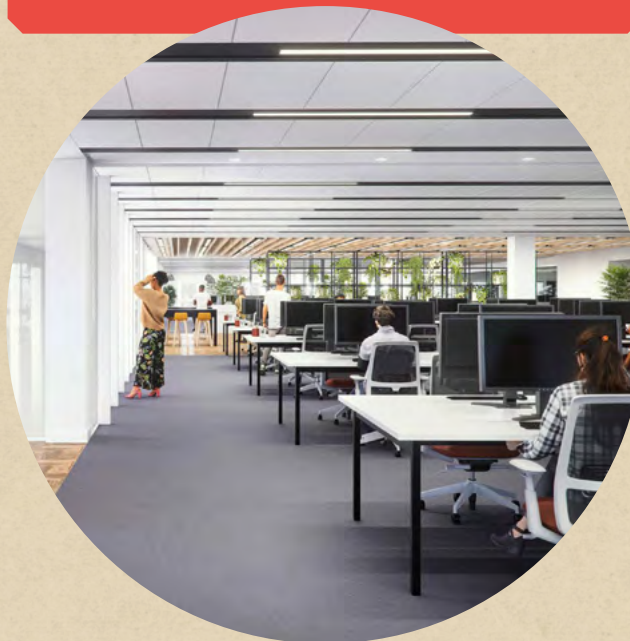
Floor

- New demised VRF Air Conditioning
- Exposed painted soffit
- New LED lighting
- Exposed and traditional ceiling finish to floors
- Occupier choice of lighting and ceiling finishes
- Raised access flooring
- Dedicated executive washrooms



Welfare

- 12 showers
- 116 cycle racks
- 147 lockers
- Cycle maintenance station
- Drying + changing rooms
- Complimentary towel service
- Music & Wi-Fi



ESG

- EPC 'A' (target)
- All electric floor plates
- Compliant CRREM 1.5°C pathway
- Electricity from renewable sources





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