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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 IN SUSHI

Post Code Neighbours

- 01. Glasgow City Council
- 02. The Boutique Workplace Company, Stantec, Thorntons
- 03. Anderson Strathern, Rathbones
- 04. Skills Development Scotland
- 05. ACCA, Brodies, Grant Thornton, Deloitte, WSP, NatWest, Clyde & Co
- 06. Edrington, Mazars and Lindsays
- 07. Virgin Money
- 08. BTO Solicitors, Smart Metering Systems

GLASGOW

A 10 Minute City



Queen Street Train Station
Glasgow Central Train Station
Argyle Street Train Station
High Street Train Station
Charing Cross Train Station



Buchanan Street Subway Station
St Enoch Subway Station



Buchanan Bus Station



OVO Bike Station



Glasgow International Airport

5 min walk

8 min walk

20 min drive

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Browns

0 min walk



The Spanish Butcher

2 min walk



Piece

2 min walk



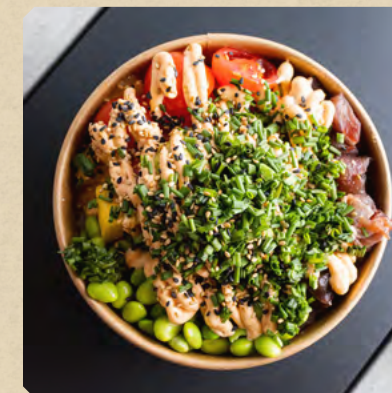
Paesano

2 min walk



Pret A Manger

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



333 Detroit Pizza

3 min walk



1802 at Hutchesons

4 min walk



Off The Rails

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.



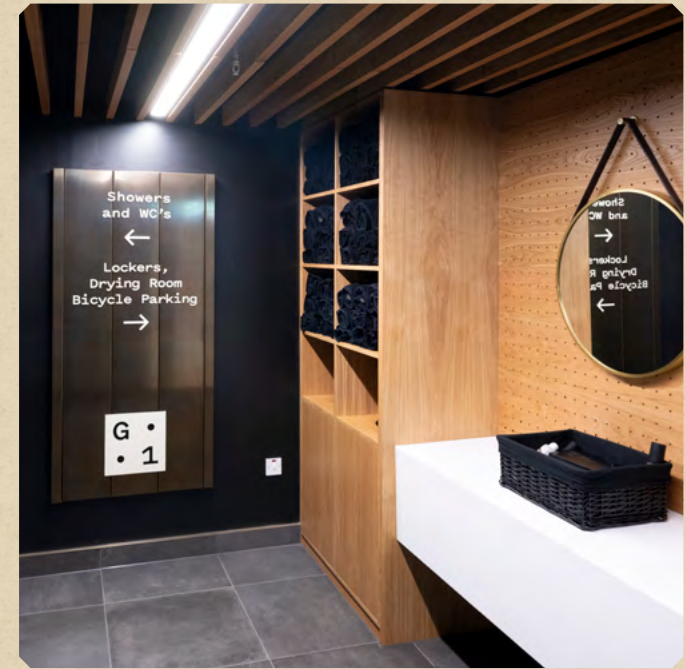
TAKE UP A POST

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

FIRST CLASS FACILITIES

State of the art end-of-journey facilities with complimentary towel service for occupiers.

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FIRST CLASS

Statement floors in a statement building.
Fully refurbished and delivered to a stage
to allow occupier efficiency and cost savings.

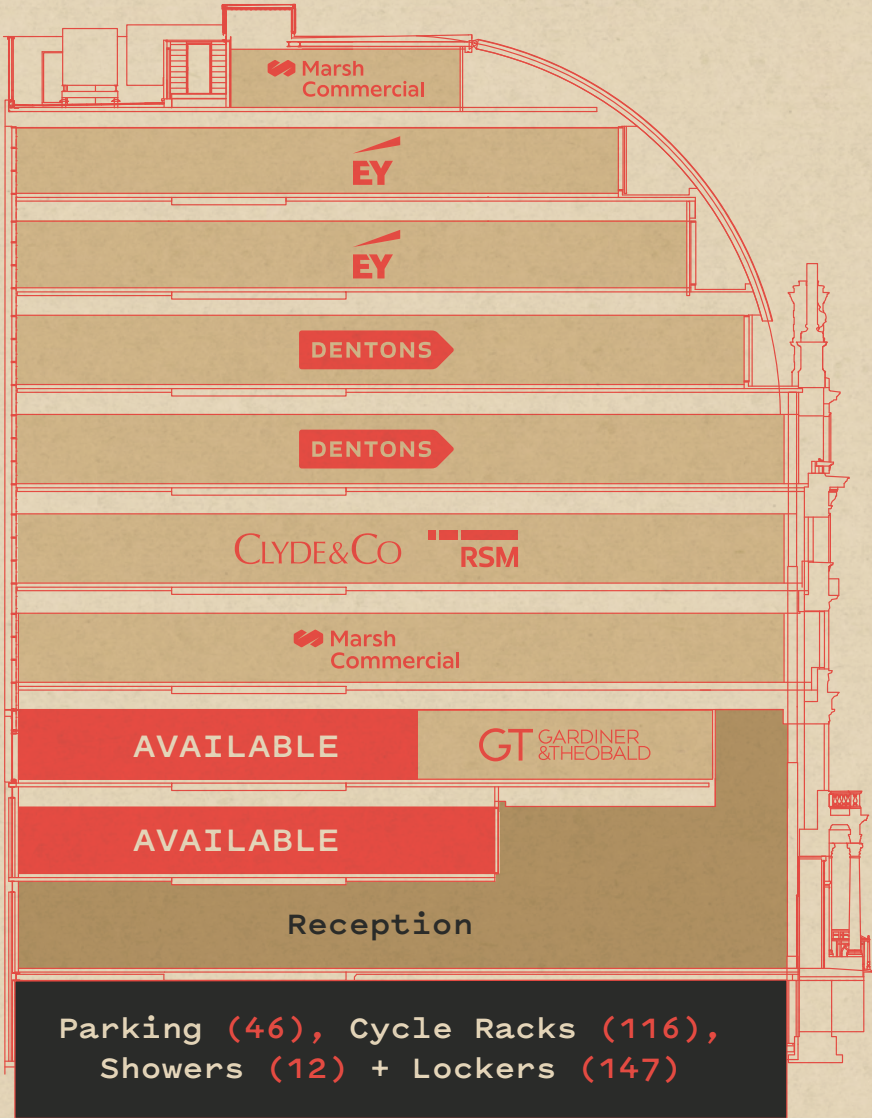
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FLOOR PLATES

ACCOMMODATION

Ninth	
Eighth	
Seventh	
Sixth	
Fifth	
Fourth	
Third	
Second (West)	8,179 Sq Ft
First	12,333 Sq Ft
Ground	
Basement Levels	



Total: 20,512 Sq Ft

BASEMENT

Car Park

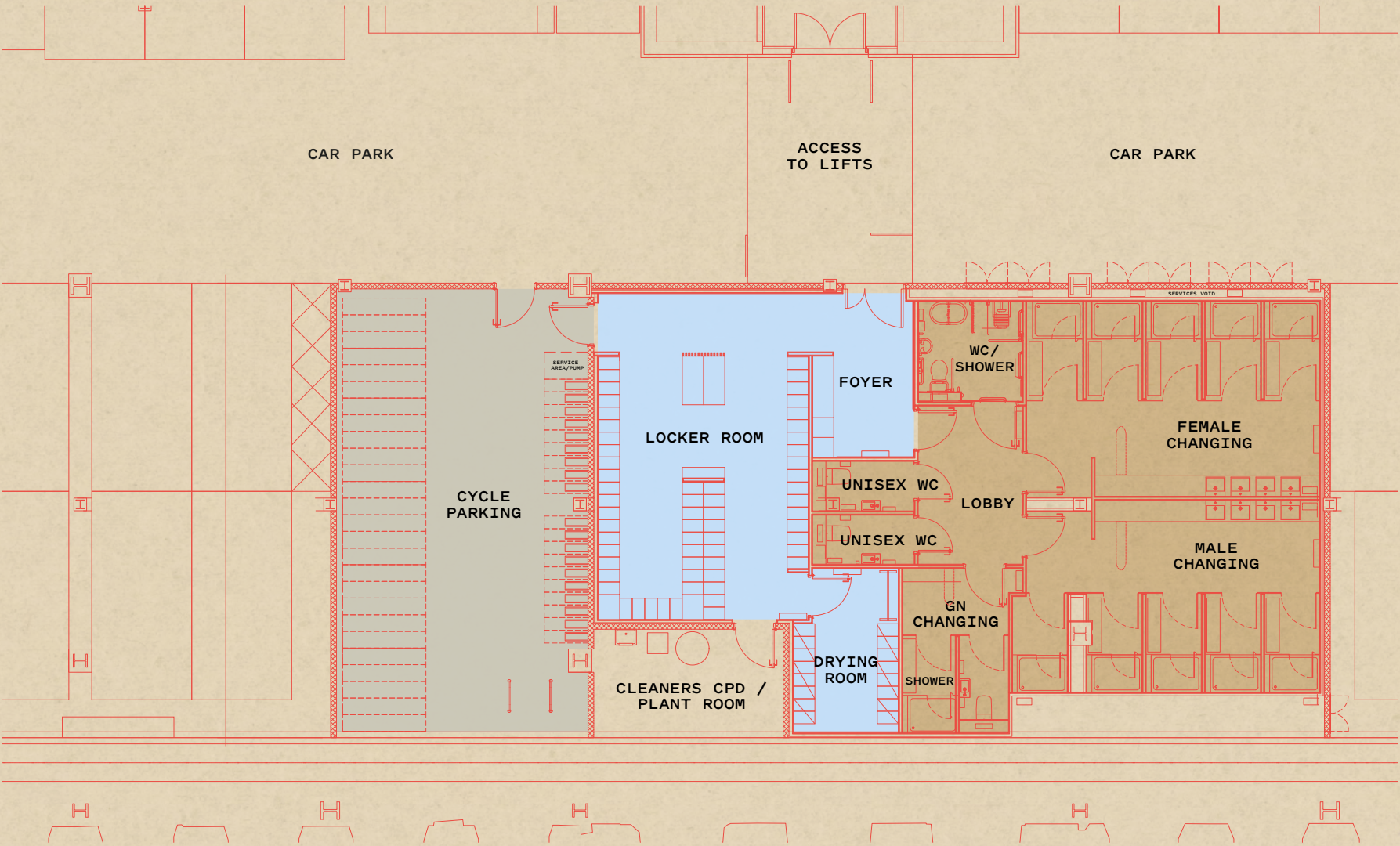
Car Parking	46
Cycle Racks	116

End-of-Journey Amenities

Lockers	147
Showers	12
WCs	4
Cycle Service Area	
Drying Room	



SOUTH FREDERICK STREET



HANOVER STREET

GEORGE SQUARE

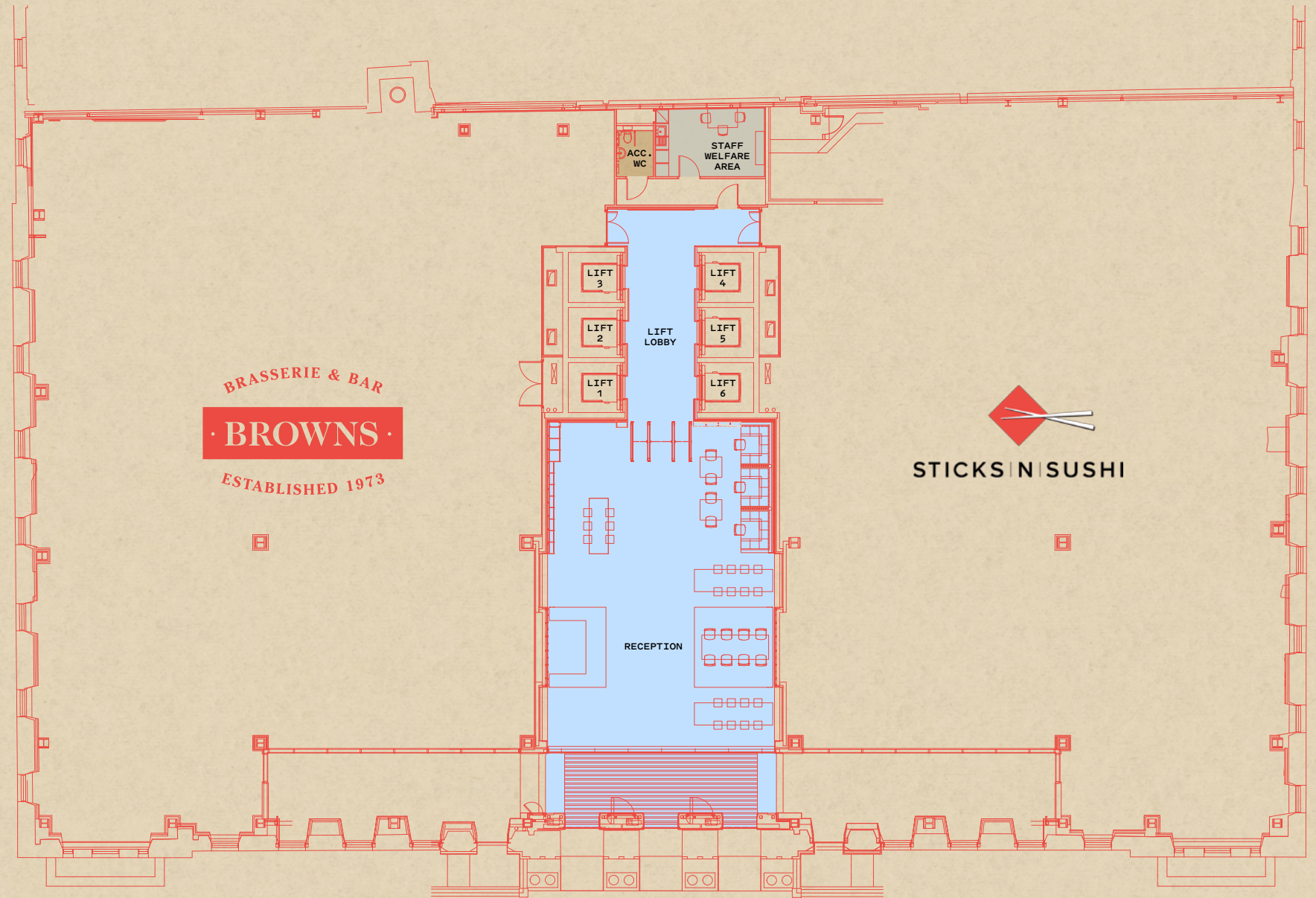


GROUND LEVEL

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



SOUTH FREDERICK STREET



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HANOVER STREET

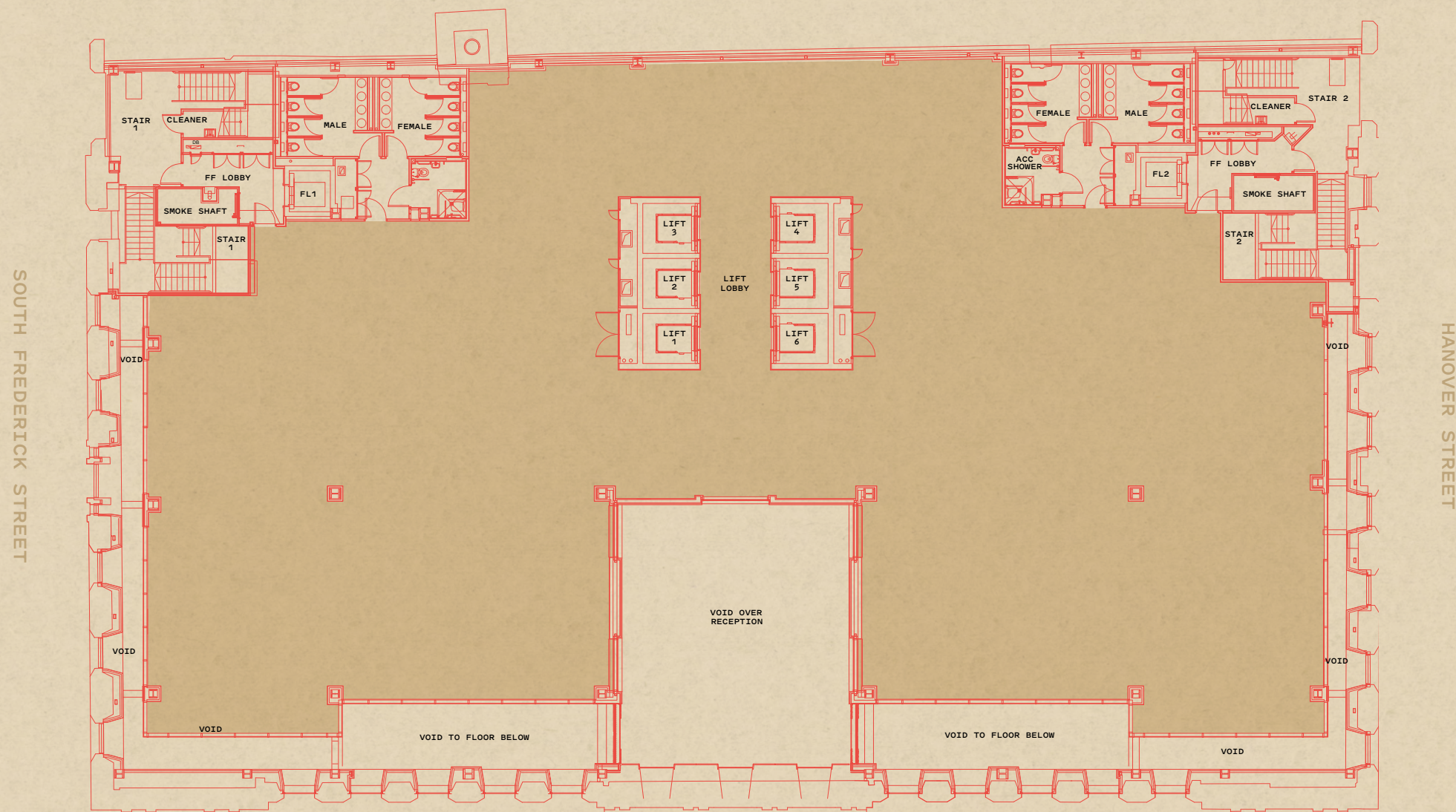


GEORGE SQUARE

FIRST FLOOR

12,333 sq ft

- Exposed or traditional ceiling
- New demised VRF Air Conditioning
- Open Plan
- New LED lighting
- Raised floor
- New toilet facilities
- Redecorated throughout



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HANOVER STREET

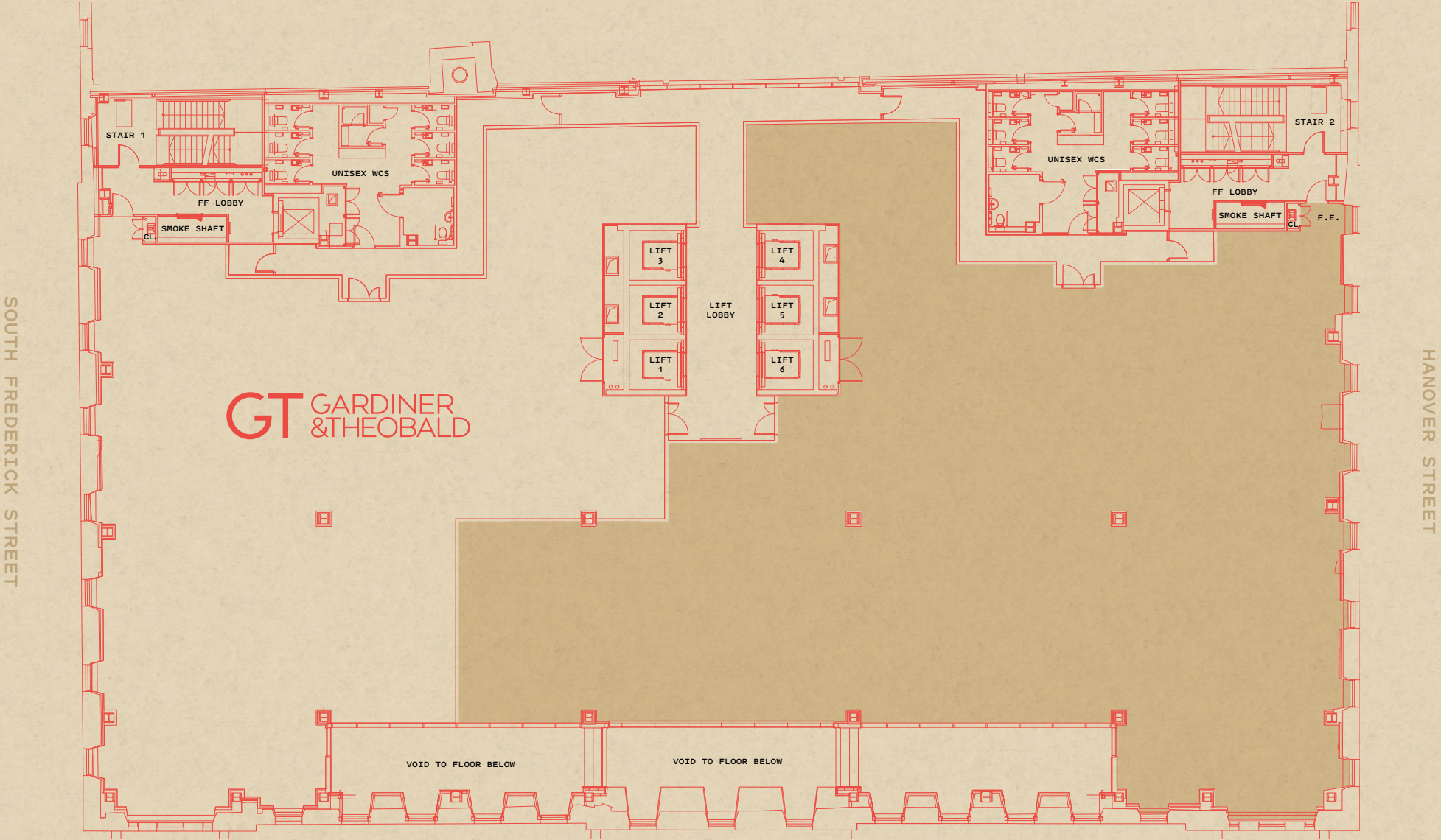
GEORGE SQUARE



SECOND (WEST)

8,230 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

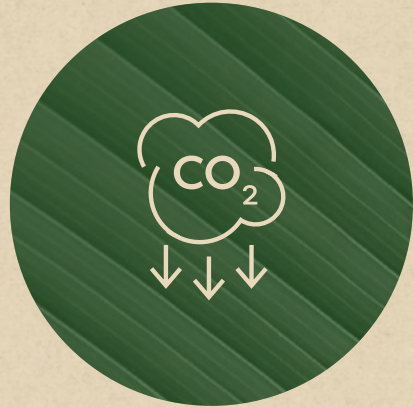


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SUSTAINABILITY



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

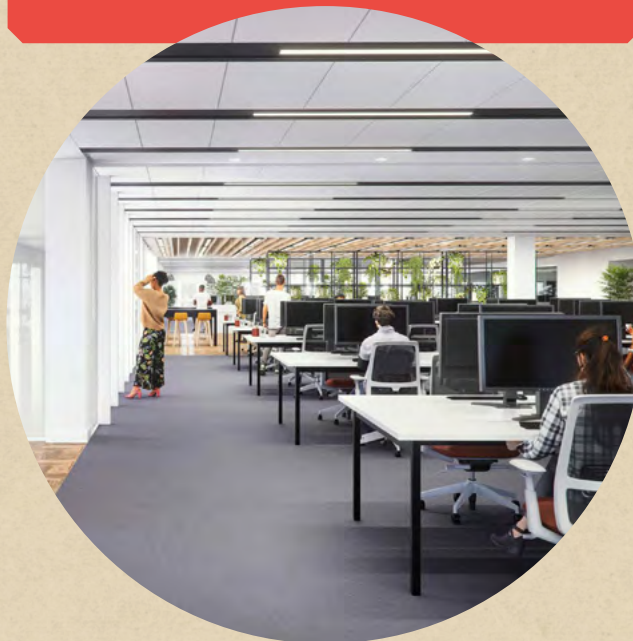
Floor

- 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



ESG

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



Welfare

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





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