

ONE  
TWO  
THREE

ST VINCENT STREET  
GLASGOW / G2 5EA

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# NEW WORKSPACE AT THE CENTRE OF GLASGOW'S BEATING HEART



Comprehensive refurbishment of a landmark Glasgow office building



Delivery in Q4 2026



Suites from 2,300 to whole floors of 15,700 sq ft



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# UNRIVALLED LOCATION






## BARS/RESTAURANTS

01. Göst
02. La Lanterna
03. Pizza Punks
04. Drum and Monkey
05. Turtle Bay
06. Bavaria Brauhaus
07. Hope and Vincent
08. Bucks Bar
09. Pho
10. Nuku Nuku
11. Little Tuscany
12. The Fat Hippo
13. Topalabamba
14. Tony Macaroni
15. The Last Bookstore
16. Stereo

## CAFÉ/CONVENIENCE

01. Tesco Express
02. Sainsburys Local
03. Costa
04. Pret a Manger
05. Starbucks
06. Greggs
07. Homemade
08. Café Fame
09. Blank Street Coffee
10. Absolute Roasters
11. Metro Sandwich
12. Bao
13. Sprigg
14. Taco Mazama
15. Café Nero
16. Baynes Bakery

## KEY CONNECTIONS

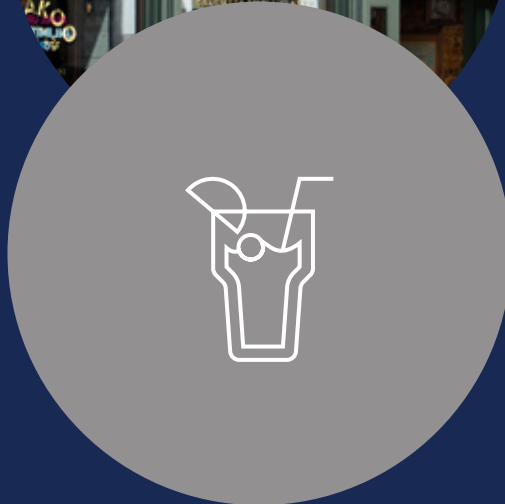
-  Glasgow Central Train Station **2 MINS**
-  Voi Bike Station **4 MINS**
-  Buchanan Street Subway Station **5 MINS**
-  Queen Street Train Station **5 MINS**
-  St Enoch Subway Station **9 MINS**

## KEY

-  Airport bus stop
-  Multi-storey car park



# AN EXCITING NEW FOOD AND BEVERAGE DISTRICT ON ST VINCENT STREET



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# NEW WORKSPACE AT THE CENTRE OF GLASGOW'S BEATING HEART

# SPECIFICATION



All electric  
VRF Air  
Conditioning



Large flexible  
floorplates from  
15,700 sq ft



6 storey atrium with  
integrated coffee /  
juice bar and informal  
meeting spaces



4 x 16 person new  
high speed lifts with  
smart technology



2.7m clear floor  
to ceiling height  
/ 3.2m floor to  
exposed ceiling



Range of delivery  
options, from shell and  
floor to Fully Fitted



Design density  
of 1/10 sq m

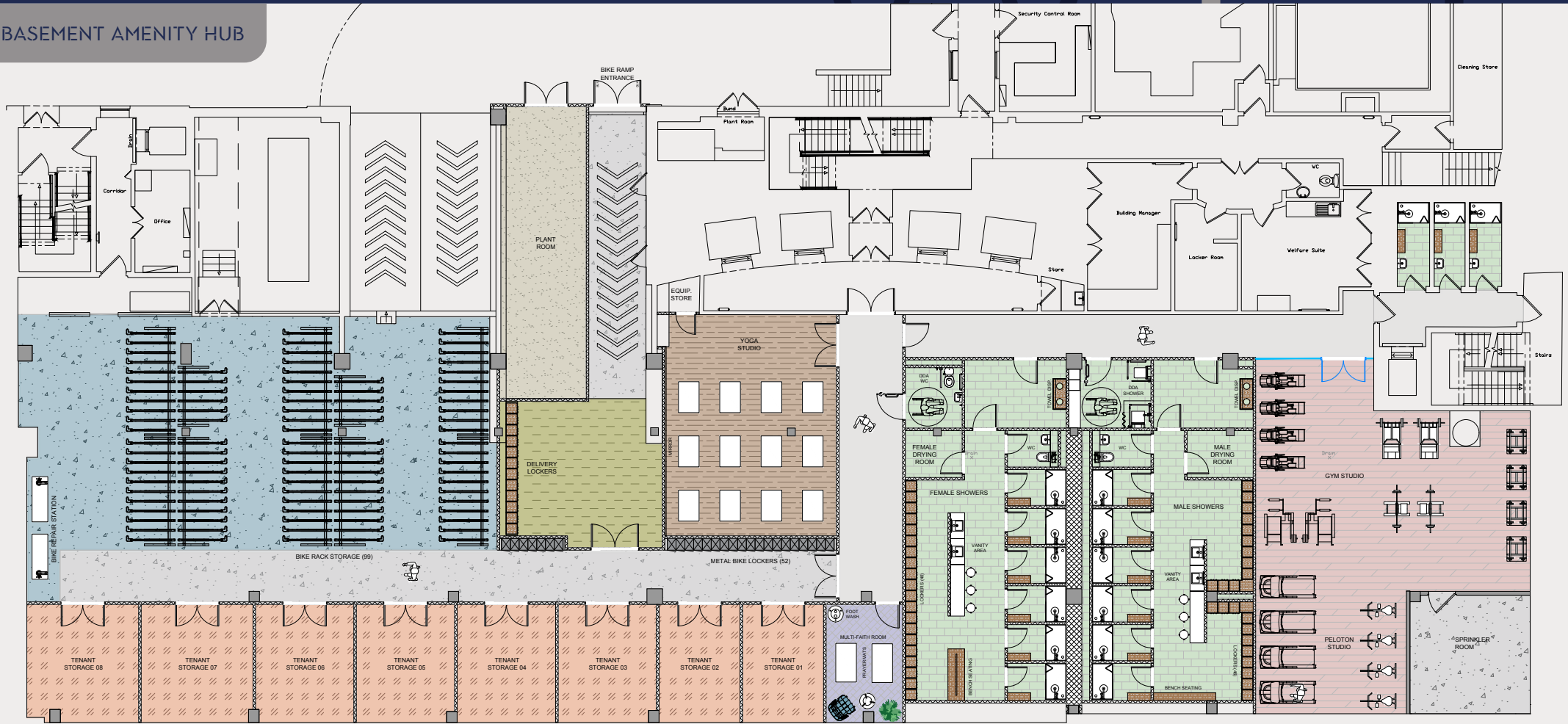


High quality male,  
female and accessible  
WC's on each floor












32 car  
parking spaces

UPPER BASEMENT AMENITY HUB



AMENITY &  
WELLBEING

-  99 bicycle storage racks
-  16 private showers
-  High specification gym
-  2 x bicycle repair stations
-  Male and female drying rooms
-  Multi-faith room
-  134 lockers
-  Yoga studio
-  Secure Amazon locker zone



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# SUSTAINABILITY

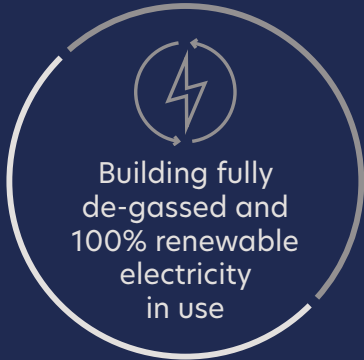


\*EPC A



BREEAM®

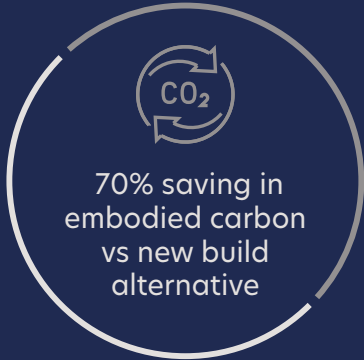
\*BREEAM  
'Excellent'



Building fully  
de-gassed and  
100% renewable  
electricity  
in use



New energy efficient  
VRF air conditioning  
system throughout



70% saving in  
embodied carbon  
vs new build  
alternative



Smart sub metering  
for energy  
optimisation



\* Targeting

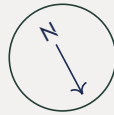


FLOOR	SQ FT (NIA)	AVAILABILITY	USE
Roof Level	-	-	Landlord and Tenant Plant
8th Floor	14,706	Available	Office
7th Floor	15,753	Available	Office
6th Floor	15,519	Available	Office
5th Floor	15,426	Available	Office
4th Floor	15,364	Available	Office
3rd Floor	14,945	Available	Office
2nd Floor	14,721	Available	Office
1st Floor			Office
Ground	2,288 - 6,033	Available	Reception, auditorium / meeting, flex office suites
Upper Basement			Bike Parking and Amenity Hub
Lower Basement			Car parking (32 Spaces)



2,288-6,033 SQ FT

- 01 Auditorium
- 02 Coffee / juice bar
- 03 Informal meeting spaces
- 04 The lounge
- 05 Library
- 06 Fully Fitted Offices



AREA	WORKSPACE 1	WORKSPACE 2	WORKSPACE 3
<b>Net Internal Area</b>	6,033 sq ft	2,288 sq ft	2,457 sq ft
<b>Desks (1400mm Wide)</b>	60	30	24
<b>Welcome Area</b>	1		1
<b>Welcome / Collab Area</b>		1	
<b>1 Person Call Room</b>	3	2	1
<b>2 Person Meeting Room</b>	1		1
<b>5 Person Meeting Room</b>	2		
<b>8 Person Meeting Room</b>		1	
<b>10 Person Boardroom</b>	1		1
<b>Private Office</b>	2		1
<b>Touch Down / Collab Areas</b>	2		1
<b>Tea Point</b>	1	1	1
<b>Print Area</b>	2	1	1
<b>Comms Room</b>	1		1
<b>Comms Cupboard</b>		1	
<b>Store Room</b>	1		



HOPE STREET

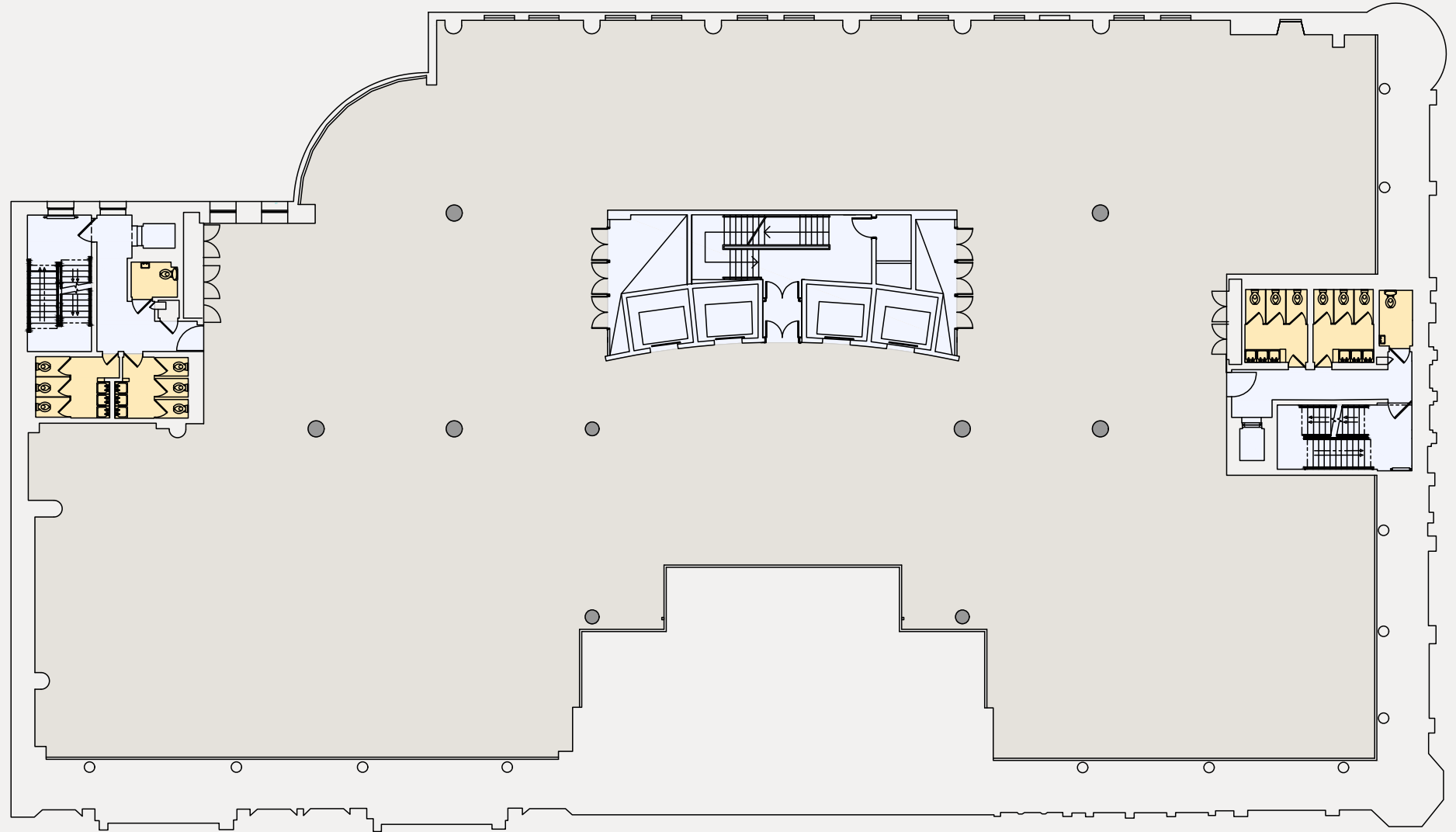
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# TYPICAL UPPER FLOOR

# SPACE

15,700 SQ FT

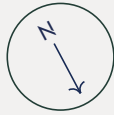


HOPE STREET

ST VINCENT STREET

15,700 SQ FT

- 01 Multi functional area
- 02 Tea point and breakout area
- 03 Arrival lounge
- 04 Wellness
- 05 Huddle rooms
- 06 Call rooms and booths
- 07 Private offices
- 08 Meeting rooms







HOPE STREET

ST VINCENT STREET

Area	Quantity
Desks (1400mm Wide)	152
Occupancy Ratio	1:10m <sup>2</sup>
Welcome Area	01
1 Person Call Room	04
1 Person Call Booth	04
4 Person Meeting Room	04
8 Person Meeting Room	01
12P Meeting Room	01
Huddle Room	02
Private Office	04
Touch Down / Collab Areas	12
Tea Point	01
Wellness Room	01
Print Area	02
Comms / Store Room	01

# 123 ST VINCENT STREET DELIVERS...

 <p><b>ESG CREDENTIALS</b></p>	 <p><b>GENEROUS STAFF AMENITIES</b></p>	 <p><b>FULLY FLEXIBLE SPACE</b></p>	 <p><b>UNRIVALLED LOCATION</b></p>
<p>EPC "A" and BREEAM "Excellent"*</p>	<p>Feature reception with six storey atrium, integrated coffee / juice bars, and informal meeting spaces</p>	<p>117,000 sq ft over 8 floors with flexible floor plates of 15,700 sq ft (typical floor)</p>	<p>At the heart of Glasgow's core business and transport hub</p>
<p>Building fully de-gassed and 100% renewable electricity in use</p>	<p>High specification gym, spin studio and flexible yoga space</p>	<p>Three fully fitted suites on the Ground floor, ranging in size from 2,300 sq ft to 6,000 sq ft</p>	<p>Just 2-5 minutes from Central Station, Queen Street Station and Buchanan Street Subway</p>
<p>New energy efficient VRF Air Conditioning system throughout</p>	<p>Extensive 'End of Journey' facilities with 99 secure cycle racks, 134 lockers &amp; 16 private showers</p>	<p>Upper floors available on "shell and floor", CAT A or CAT A+ Fully Fitted basis</p>	<p>In the centre of Glasgow's retail/leisure districts</p>
<p>70% saving in embodied carbon vs new build alternative</p>	<p>Large 70 person auditorium space at ground floor offering flexible staff event and meeting options</p>	<p>Secure tenant storage spaces available within upper basement area</p>	<p>Immediate access to Glasgow Airport bus line</p>

\* targeting



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