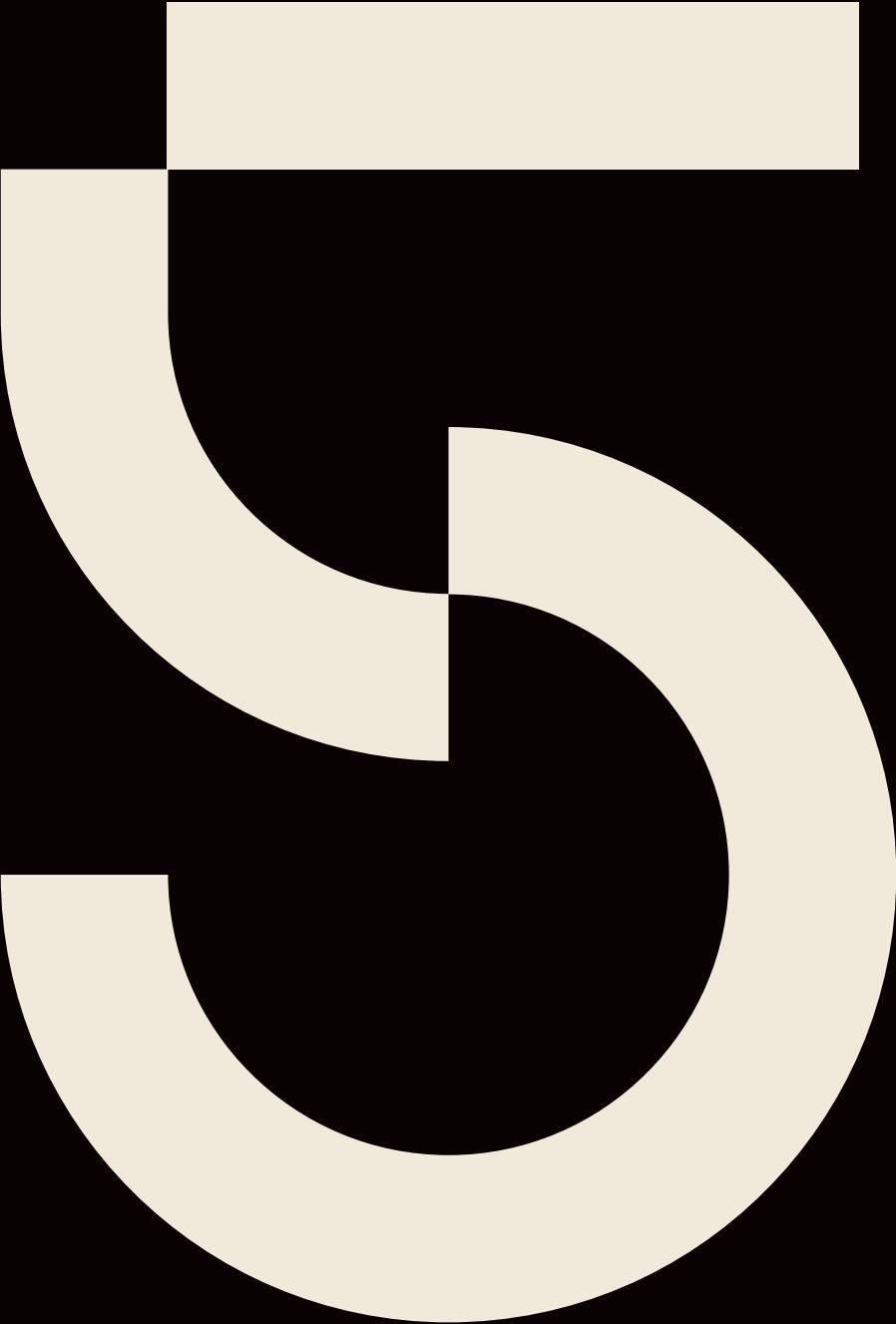


66,500 Sq Ft of  
Superior Workspace  
that Satisfies  
All the Senses



Five Cadogan

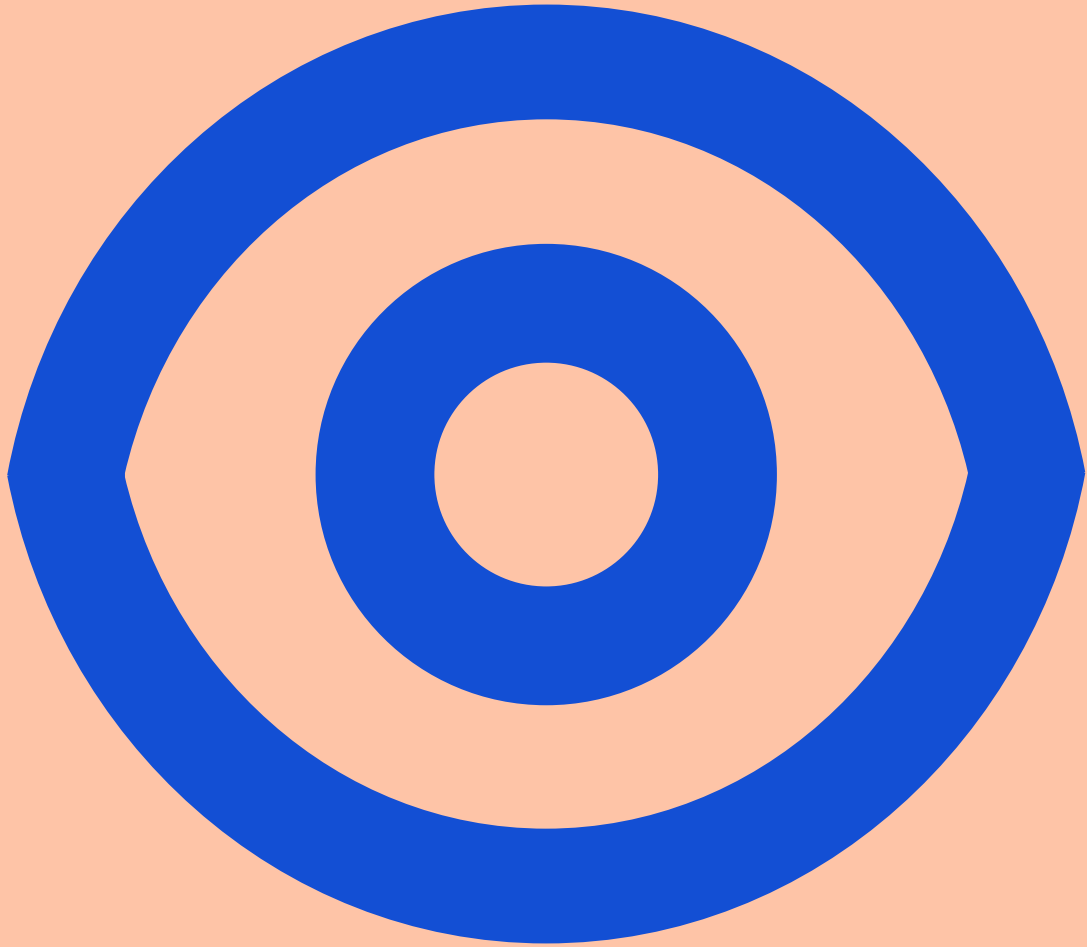


Our five senses – sight,  
hearing, smell, taste  
and touch are essential  
to how we experience and  
interact with the world.

Five Cadogan offers  
66,500 Sq Ft of superior  
workspace that satisfies  
all the senses.



**Five Cadogan**



**A SIGHT FOR SORE EYES**



# A VISION TO BEHOLD

06

Five Cadogan has been comprehensively rejuvenated inside and out - creating a striking first impression.

The revitalised building delivers on the needs of the modern occupier.



# Five Cadogan

# 5





LOOK  
&  
FEEL

BREEAM 'Excellent'



Market leading ground floor common amenity



Common cafe in double height reception area



EPC A



Fully electric (from renewable sources)



CAT A+ available on ground and 1st floors



Brand new VRF heating & cooling systems throughout



Enhanced exterior façade



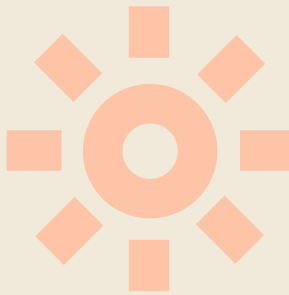
New reception with host service



Modern exposed ceilings



Sky lounge with rooftop function suite





IN  
FULL  
VIEW

|                              |               |                                     |                        |                                |   |
|------------------------------|---------------|-------------------------------------|------------------------|--------------------------------|---|
|                              | Glazed Atrium | Roof Terrace / Plant<br>3,928 Sq Ft |                        |                                | Sky Lounge                                    |
|                              |               |                                     |                        |                                |   |
|                              |               |                                     |                        |                                | Floor 06<br>9,558 Sq Ft                       |
| Floor 05<br>Private Terrace  |               |                                     |                        |                                | Floor 05<br>10,290 Sq Ft                      |
|                              |               |                                     |                        |                                | Floor 04<br>10,505 Sq Ft                      |
|                              |               |                                     |                        |                                | Floor 03<br>10,473 Sq Ft                      |
|                              |               |                                     |                        |                                | Floor 02<br>10,473 Sq Ft                      |
| CAT A+ Office<br>8,977 Sq Ft |               |                                     |                        |                                | Cafe /<br>Co-working<br>Spaces<br>2,734 Sq Ft |
| CAT A+ Office<br>6,243 Sq Ft |               |                                     |                        |                                |   |
|                              | Car Park      |                                     | Gym &<br>Yoga<br>Space | End of<br>Travel<br>Facilities | Basement<br>Amenities<br>2,400 Sq Ft          |

Five Cadogan



**THE SWEET SMELL  
OF SUCCESS**



# WAKE UP & SMELL THE COFFEE

Setting the tone, the immediacy of the repurposed lobby at ground level showcases Five Cadogan's offering. Welcoming reception, fashionable breakout areas, instant workspace with amenities aplenty - a spectacular point of arrival and a feast for the senses.







# NOSE FOR BUSINESS



|                              |
|------------------------------|
| Reception                    |
| Community Welcome Bar        |
| Breakout                     |
| Huddle Space / Collaboration |
| Kitchenette                  |
| Focus Rooms                  |
| Superloos                    |
| Meeting Rooms                |
| Collaborative Area           |
| Booths                       |

Five Cadogan







**SAFE & SOUND**



## KEEP YOUR EAR TO THE GROUND

For the healthy commuter, the gym enthusiast or the cinefile; the 2,400 Sq Ft lower ground facilities at Five Cadogan are abundant; catering to all requirements. From secure parking and wellness facilities to cinema room and storage - a safe and sound space in every sense of the word.







# SURROUND SOUND



|                               |
|-------------------------------|
| Vertical Connecting Staircase |
| Community Tea Point           |
| Huddle Area                   |
| Wellness Pods                 |
| Presentation / Cinema Room    |
| Yoga Suite / Multifaith Room  |
| Gymnasium                     |
| Bike Store / Parking Bays     |
| Changing Room                 |
| Shower Rooms                  |
| Lockers                       |
| Drying Room                   |
| EV Car Charge / DDA / Parking |
| DDA WC / Shower Room          |
| Cleaners Cupboard             |
| Motorcycle Bays               |



**HIGH FIVE**





**FEEL  
THE  
SUN**

26

Five Cadogan's 3,928 Sq Ft communal terrace and Sky Lounge not only offers stunning rooftop breakout and collaboration space but also affords the opportunity to host spectacular events with city skyline views.







# PRESS THE FLESH



|                            |
|----------------------------|
| Bar area with 24 seats     |
| External seating for 36    |
| 2x 'Igloo pods' seating 14 |
| W/C on this level          |
| 32 PV Panels               |

# Five Cadogan



**A SENSE OF SPACE**



5

32



Five Cadogan





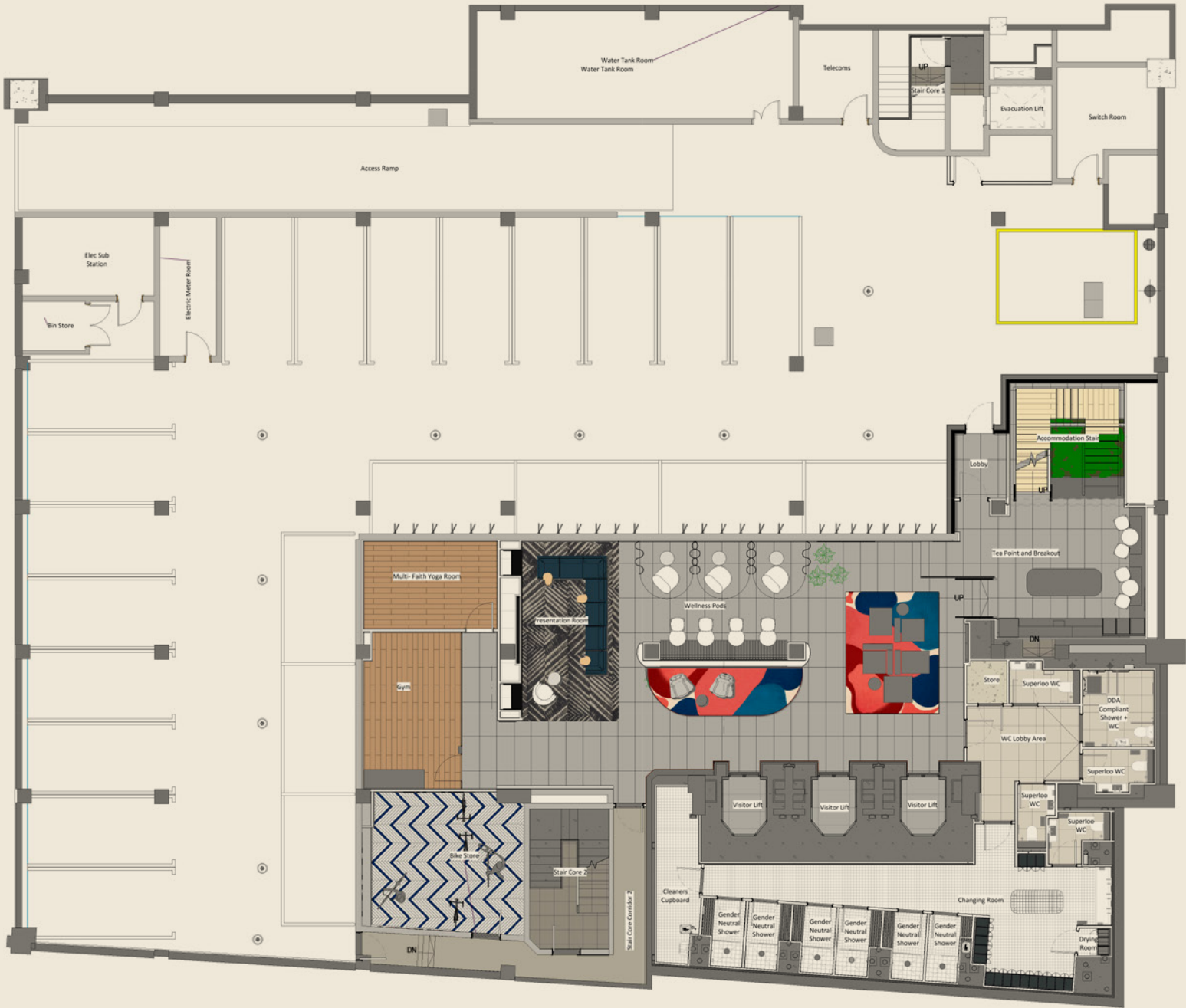
|             |                     |    |
|-------------|---------------------|----|
| Floor: Five | Workstations:       | 84 |
|             | 4P Meeting Room:    | 01 |
|             | 6P Meeting Room:    | 02 |
|             | 1P Focus Room:      | 03 |
|             | Open Collaboration: | 06 |
|             | 4P Phone Booth:     | 02 |
|             | Lounge:             | 06 |
|             | Tea Point:          | 01 |
|             | Reception:          | 01 |
|             | Comms Room:         | 01 |



# FLOOR: BASEMENT

36

- Vertical Connecting Staircase
- Community Tea Point
- Huddle Area
- Wellness Pods
- Presentation / Cinema Room
- Yoga Suite / Multifaith Room
- Gymnasium
- Bike Store / Parking Bays
- Changing Room
- Shower Rooms
- Lockers
- Drying Room
- EV Car Charge / DDA / Parking
- DDA WC / Shower Room
- Cleaners Cupboard
- Motorcycle Bays





# FLOOR: GROUND

- Reception
- Community Welcome Bar
- Breakout
- Huddle Space / Collaboration
- Kitchenette
- Focus Rooms
- Superloos
- Meeting Rooms
- Collaborative Area
- Booths



# FLOOR: GROUND

40

| Delivered in Cat A+        |    |
|----------------------------|----|
| Workstations:              | 48 |
| Dedicated Kitchen:         | 01 |
| Collaboration / Touchdown: | 02 |
| Dedicated Meeting Room:    | 04 |
| Dedicated Reception:       | 01 |
| Private Pods:              | 02 |
| Comms Room:                | 01 |





# FLOOR: ONE

42

|                     |    |
|---------------------|----|
| Delivered in Cat A+ |    |
| Workstations:       | 76 |
| 6p Meeting Room:    | 03 |
| 1p Focus Room:      | 02 |
| Open Collaboration: | 04 |
| 4p Phone Booth:     | 02 |
| Lounge:             | 03 |
| Tea Point:          | 01 |
| Reception:          | 01 |
| Comms Room:         | 01 |





# FLOOR: TYPICAL

44

| Sample layout       |    |
|---------------------|----|
| Workstations:       | 84 |
| 4P Meeting Room:    | 01 |
| 6P Meeting Room:    | 02 |
| 1P Focus Room:      | 03 |
| Open Collaboration: | 06 |
| 4P Phone Booth:     | 02 |
| Lounge:             | 06 |
| Tea Point:          | 01 |
| Reception:          | 01 |
| Comms Room:         | 01 |



# FLOOR: ROOF

46

- Bar area with 24 seats
- External seating for 36
- 2x 'Igloo pods' seating 14
- W/C on this level
- 121 PV Panels (TBC)







**IN GOOD TASTE**



# FIVE A DAY

As you'll see, Five Cadogan's location is second to none when it comes to local amenity.

From contemporary, cosy pubs to independant sandwich shops, here's Five of the best from the immediate area.



03

Cosy watering hole featuring a menu of beer, wine & creative signature cocktails in a contemporary space.

04 Fast, fresh and fantastic Taiwanese food ready when you are.



05



Serving up fresh ingredients in the form of salads, snacks and amazing coffee.

01 Proudly independent. Est 2008. Speciality sandwiches & Piece roast coffee.



|    |                     |
|----|---------------------|
| 01 | Piece               |
| 02 | The Duke's Umbrella |
| 03 | Tabac               |
| 04 | Bao                 |
| 05 | Sprigg              |



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





# MOUTH WATERING

# Five Cadogan

| CAFÉS                       |
|-----------------------------|
| 01 Pret A Manger            |
| 02 Tinderbox                |
| 03 Gordon St Coffee         |
| 04 Costa Coffee             |
| 05 Caffè Nero               |
| 06 Piece                    |
| 07 Wolf Italian Street Food |
| 08 Fern Coffee Bar          |
| 09 Starbucks                |
| 10 Caffè Nero               |
| 11 Launch Coffee            |
| 12 Cafe Milano              |

| RESTAURANTS            |
|------------------------|
| 01 Pizza Punks         |
| 02 Topolobamba         |
| 03 Bar Soba            |
| 04 Sugo                |
| 05 Bread Meats Bread   |
| 06 Miller and Carter   |
| 07 Gaucho              |
| 08 Glaschu             |
| 09 Alston Bar & Beef   |
| 10 Zizzi               |
| 11 Buck's Bar          |
| 12 La Lanterna         |
| 13 Scamp               |
| 14 Gost                |
| 15 The Ivy             |
| 16 Chaakoo Bombay Café |
| 17 Ho Wong             |
| 18 Nando's             |
| 19 Turbine 75          |
| 20 Mezcal              |
| 21 Bao                 |

| SHOPPING              |
|-----------------------|
| 01 Buchanan Galleries |
| 02 Princes Square     |
| 03 St Enoch Centre    |

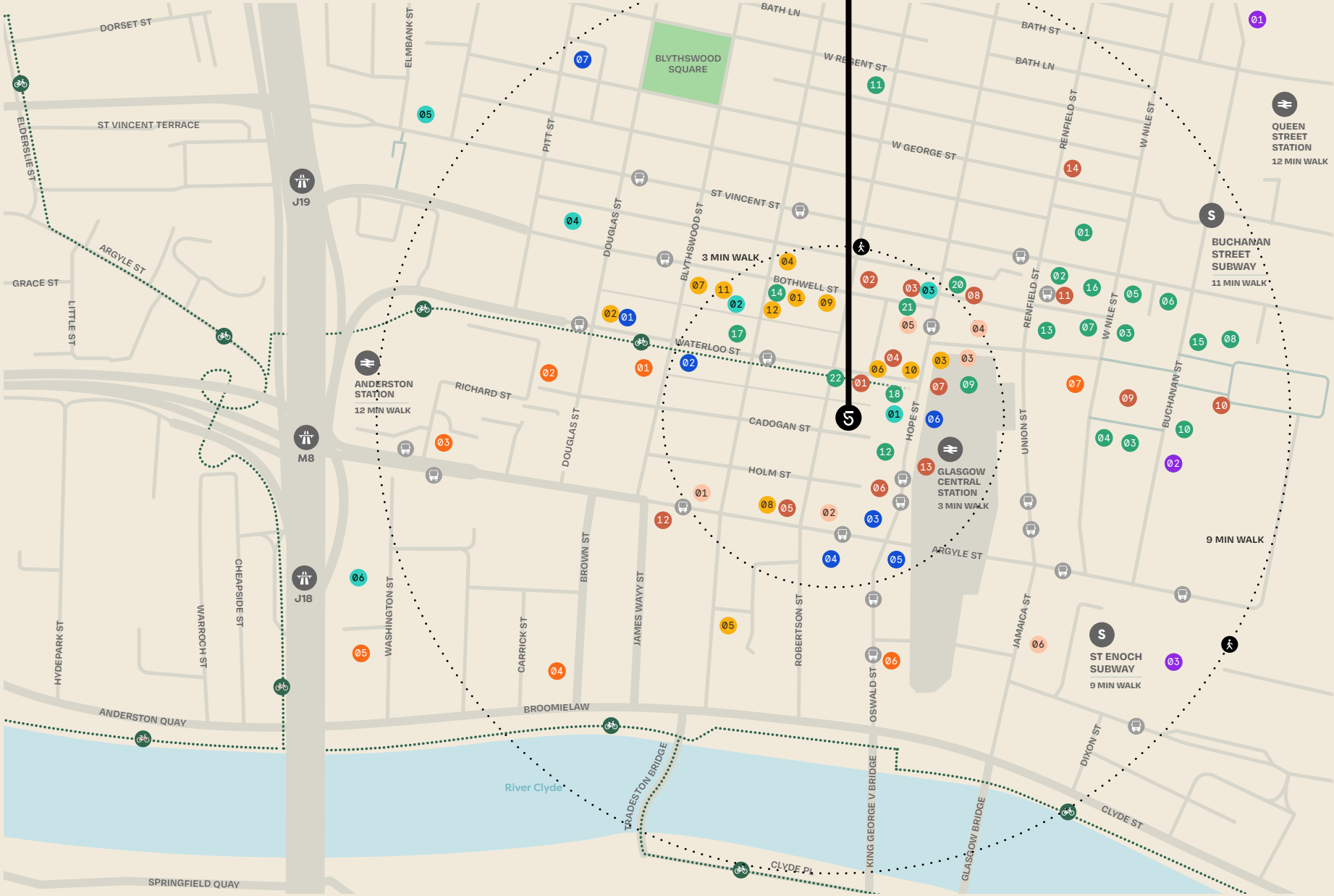
| GYMS                   |
|------------------------|
| 01 PureGym             |
| 02 F45 Fitness         |
| 03 Beat Theory Fitness |
| 04 The Gym Group       |
| 05 Revolution Spin     |
| 06 Two Birds Fitness   |

| BARS                   |
|------------------------|
| 01 The Admiral Woods   |
| 02 Bavaria Brauhaus    |
| 03 63rd + 1st          |
| 04 The Smokin' Fox     |
| 05 The Waterloo        |
| 06 The Solid Rock Café |
| 07 Champagne Central   |
| 08 Stereo              |
| 09 Tabac               |
| 10 The Social          |
| 11 Revolución de Cuba  |
| 12 The Duke's Umbrella |
| 13 26 Hope Street      |
| 14 Devil of Brooklyn   |

| GROCERIES            |
|----------------------|
| 01 Tesco Express     |
| 02 Co-op             |
| 03 M&S Food          |
| 04 Sainsbury's Local |
| 05 Tesco Express     |
| 06 Lidl              |

| HOTELS                |
|-----------------------|
| 01 ibis Styles        |
| 02 Hotel Indigo       |
| 03 Yotel              |
| 04 Radisson Blu       |
| 05 Motel One          |
| 06 voco Grand Central |
| 07 Malmaison          |

| PARKING                        |
|--------------------------------|
| 01 Q-Park Waterloo Street      |
| 02 Cadogan Square Car Park     |
| 03 500 Argyle St Parking       |
| 04 Brown St Car Park           |
| 05 Washington Street Car Park  |
| 06 NCP Glasgow Central Station |
| 07 NCP Glasgow Mitchell St     |







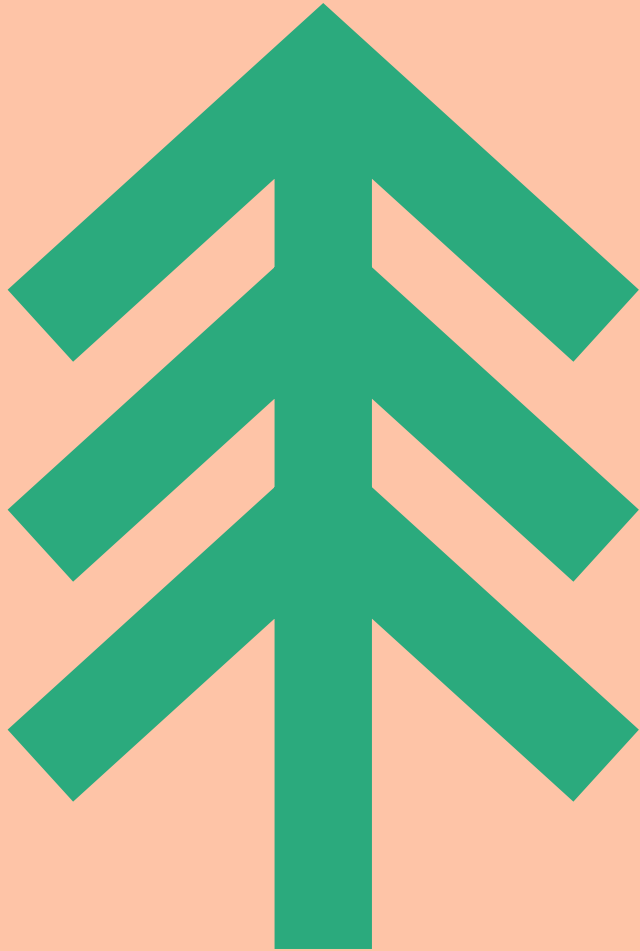
TASTE  
BUDS

|    | NEIGHBOURING OCCUPIERS              |
|----|-------------------------------------|
| 01 | Scottish Power                      |
| 02 | KPMG                                |
| 03 | Santander                           |
| 04 | Diageo                              |
| 05 | Morgan Stanley                      |
| 06 | Virgin Money                        |
| 07 | AXA                                 |
| 08 | Ministry of Defence                 |
| 09 | Chubb                               |
| 10 | Pinsent Masons                      |
| 11 | NFU                                 |
| 12 | Jacobs                              |
| 13 | OVO Energy                          |
| 14 | Esure                               |
| 15 | SSE                                 |
| 16 | JPMorganChase                       |
| 17 | HM Revenue & Customs                |
| 18 | Morton Fraser Macroberts            |
| 19 | Lloyds                              |
| 20 | Scottish Government                 |
| 21 | Department for Work & Pensions      |
| 22 | Scottish Courts & Tribunals Service |
| 23 | BT                                  |
| 24 | Scottish Government                 |
| 25 | Barclays                            |

Five Cadogan







| ENERGY & CARBON  |
|--|
| Carbon Neutral Development                                     |
| Net Zero Operational Carbon*                                   |
| On site EV charging facilities                                 |
| Energy efficient VRF system to reduce operational energy       |
| On site renewable energy                                       |
| 32 PV panels on the roof                                       |
| Lower embodied carbon through specification of green materials |

(\*dependent on electricity supply throughout operational use and offsetting residual emissions)

| TRANSPORT & ACTIVE TRAVEL              |
|--|
| Prime City Centre Location             |
| 12 minutes from Glasgow Airport        |
| Secure cycle storage with 42 spaces    |
| Changing Facilities and drying lockers |
| Parking for 20 vehicles                |

| EXTERNALLY BENCHMARKED         |
|--------------------------------|
| EPC 'A' rated                  |
| Targeted BREEAM Excellent      |
| WELL Platinum (Pre-Assessment) |

# GOOD SENSE

| CIRCULAR ECONOMY & WASTE MANAGEMENT                     |
|---|
| Re-use of raised access floor throughout the project    |
| 100% of construction waste to be diverted from landfill |

| BIODIVERSITY  |
|---|
| The project boasts a Biodiversity Net Gain              |
| Green roof and planting scheme to increase biodiversity |
| Installation of bird and bat boxes to aid breeding      |
| Pollinator strategy with native flora and fauna         |

| HEALTH & WELLBEING                                 |
|--|
| Low VOC products specified throughout the building |
| Communal landscaped rooftop terrace                |
| Ventilation rate of 14 l/s per person              |
| On site fitness studio                             |
| Wellbeing pods                                     |
| Communal Cinema room                               |



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# GET IN TOUCH

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See more:  
[fivecadogan.com](http://fivecadogan.com)