

Great space in the right place

# THE **ALBUS**

**110 Brook St | Glasgow | G40 3AP**

High quality office building uniquely  
located in the heart of Glasgow's east end

From 2,119 sq.ft. - 12,023 sq.ft. available

**TO LET**



# DESCRIPTION

The available space, provides bright open plan accommodation extending to 12,023 sq.ft. in total with dedicated car parking spaces. The building is accessed via an impressive entrance foyer, which offers touchdown seating and breakout space. Upper floor offices are accessed via a spacious passenger lift.

The suites benefit from a contemporary design with full height windows, raised flooring, fibre cabling and an overhead heating system.

The building was a winner of the 2015 British Council for Offices award and also won the Scottish Property Award for architectural excellence in 2015.

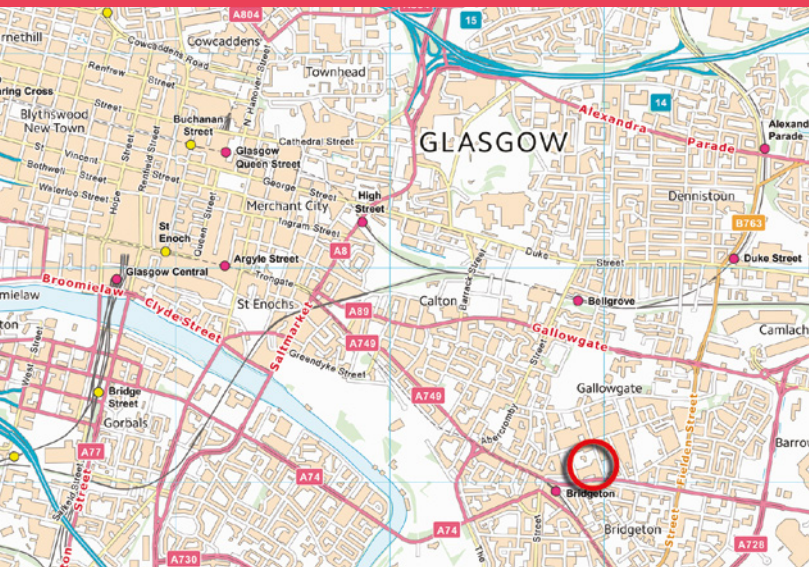
The Albus is home to well known Scottish businesses Peebles Publishing and Robertson FM.



## Location

The Albus is located on Brook Street in the Mile End Business District in Bridgeton, conveniently situated between the City Centre and the Forge Shopping Centre, both reachable within a five-minute drive and well-served by public transport. Glasgow Green, the city's oldest park on the north bank of the River Clyde, is just a short walk away—perfect for a lunchtime stroll and a breath of fresh air.

The location is well served by public transport, helping companies with their ever pressing ESG credentials. Bridgeton rail station and frequent bus services provide ready access to Glasgow and its wider conurbation. Access and egress to and from the motorway network are directly available via both London Road and the Clyde Gateway. Dedicated cyclist routes connect to the National Cycle network.



### Rail to Bridgeton Station

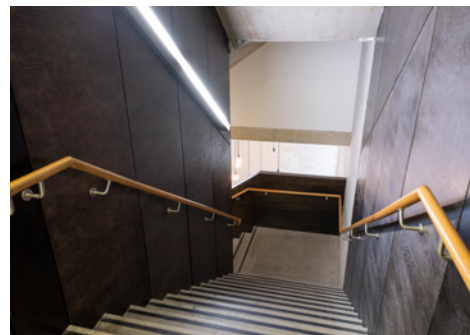
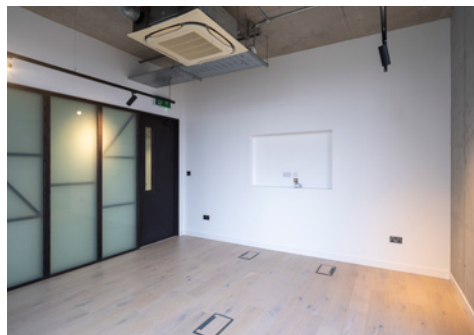
Glasgow Central - 4 mins  
Argyle Street - 3 mins  
West End - 20 mins

# DESCRIPTION

## The Space

The regular, flexible and efficient floorplate allows easy space planning to accommodate any occupiers.

The full height floor to ceiling glazing creates an excellent working environment for the modern business.



# ACCOMMODATION

## Specification

- Feature Entrance
- Raised flooring throughout
- LG7 Lighting
- 1GB of pre-installed fibre
- Shower & Toilet Facilities on each floor
- Dedicated secure parking spaces plus on street parking
- Sheltered Bicycle store
- EPC Rating of "B"
- BREEM rating of "Very Good"
- Equality act access compliant
- Heating and cooling is provided through a mix of air conditioning, suspended heating panels and natural ventilation

## The Albus Terms

Our client is seeking To Let the premises in whole or in part on a new Full repairing and insuring Lease, incorporating 5 yearly rent reviews.

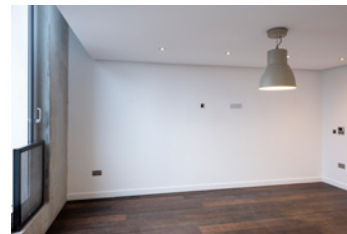
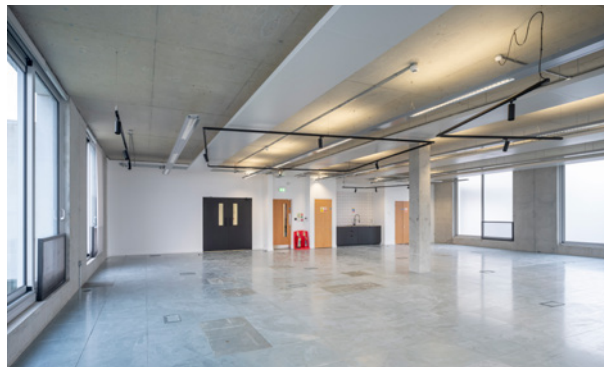
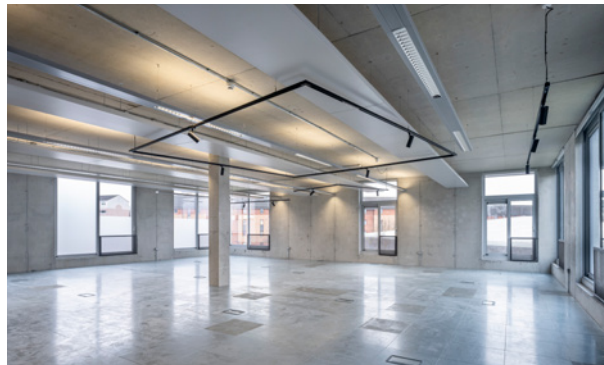
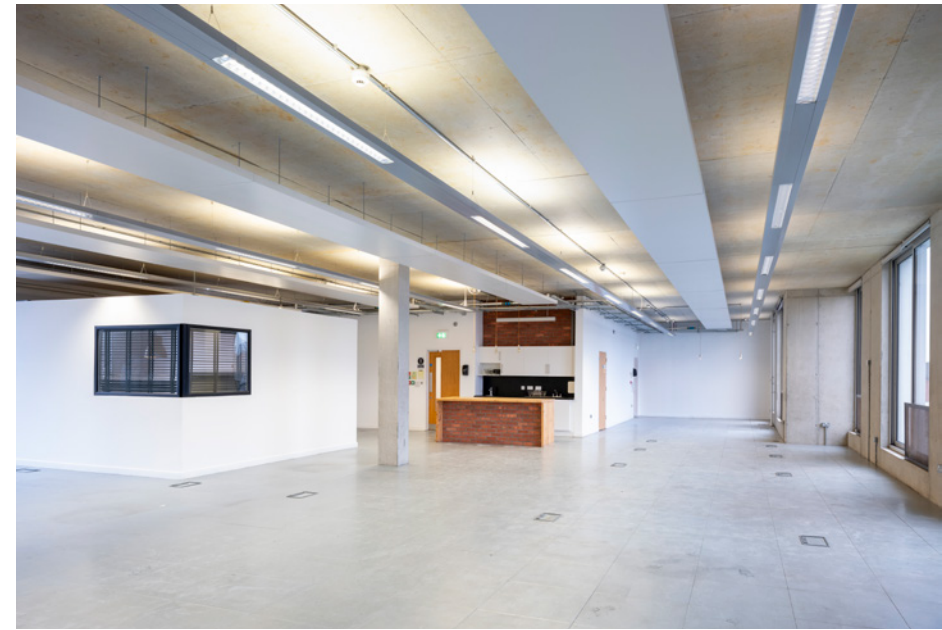


## Availability

	sq ft	sq m
Unit 3	2,119	196.9
Unit 4	4,437	412.2
Unit 5	2,329	216.4
Unit 6	3,138	291.5
<b>Total</b>	<b>12,023</b>	<b>1,117</b>

Suites 3&4 and 5&6 can be let individually or combined to provide larger floor plates. All four suites would provide a total space of 12,023 sq ft for occupiers with larger requirements.

# GALLERY



# CONTACT

## Enquiries

All enquiries should be made via the joint letting agents:

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