## **Workspace Reimagined**



120 Bothwell Street, Glasgow

### Floors from 5,700 sq ft to 19,300 sq ft

### Arriving February 2024

# High spec & innovative

#### **Building Specification**

- 174,000 sq ft of fully refurbished office space including a new communal rooftop terrace
- Double height reception with integrated café, meeting and presentation space
- Large flexible floor plates with minimal internal columns (typically 19,300 sq ft)
- 2.75m clear floor to ceiling height / 3.6m floor to exposed ceiling
- High quality male, female and accessible WCs on each floor
- All floors completed to 'Shell & Floor' specification
- Range of ceiling options (full suspended metal ceiling, rafts or fully exposed)
   all reducing abortive fit-out costs / waste reduction
- Design density 1:8 sq m
- 61 secure car parking spaces with 4 wheelchair accessible parking spaces

#### Amenity

- 4,000 sq ft communal rooftop terrace
- 200 bicycle spaces with dedicated cycle lift
- 21 showers and 200 lockers
- Fitness studio

#### Sustainability

- EPC 'A+' (energy use of only 36 kWh / m<sup>2</sup> / pa)
- BREEAM 'Excellent'
- 77.4% of Embodied Carbon retained (embodied carbon assessment in process)
- Net Zero Carbon in operation (all electric / no fossil fuels)
- New energy efficient M&E throughout (including innovative Hybrid VRF)



### Integrated Meeting & Café Space

### with Energising Biophilic Design

**The Space** 

#### AURORA

Roof Level	-	Communal Rooftop Terrace: 4,000 sq ft
9th Floor	17,481	
8th Floor	17,481	Each Terrace: 700 sq ft
7th Floor	19,195	
6th Floor	19,050	
5th Floor	19,375	
4th Floor	19,375	
3rd Floor	19,375	
2nd Floor	19,375	
1st Floor	12,010	West: 5,713 sq ft / East: 6,297 sq ft
Ground	9,841	West: 3,767 sq ft / East: 6,074 sq ft
Lower Ground	603	24 Car Spaces / 200 Bike Spaces
Basement	581	37 Car Spaces / Storage Space

PLANT			ROOFTOP TERRACE			
OFFICE						
TERRACE		OFF	ICE TERRACE			
OFFICE						
OFFICE						
OFFICE						
OFFICE						
OFFICE						
OFFICE						
	WEST			EAST		
FLEX C	DFFICE WEST	RECEPTION / C	AFÉ / MEETING FLEX OFFICE EAST		CE EAST	
END OF JOURNEY FACILITIES		CAR PARKING & STORAGE				
PLANT		CAR PARKING & STORAGE				

 Total
 173,742 sq ft



### Typical Floor (2nd - 5th)



- 2.75m clear floor to ceiling height / 3.6m floor to exposed ceiling
- 73% full height glazed elevations
- Shell & floor delivery with flex ceiling options

#### Aurora delivers...

**Our Environmental** Credentials



77.4% of Embodied Carbon Retained



Net Zero Carbon in operation (all electric)

4,000 sq ft roof terrace,

wellness area &

fitness studio



New energy efficient **M&E** throughout (including Hybrid VRF) GWP

Unique Hybrid VRF less refrigerant. 38% Lower GWP



High quality 'end of journey' facilities - 200 cycle racks, 200 lockers & 21 showers



Range of floors available



Prime location in the city centre surrounded by amenities & transport links



Smart-tech sensor network driving efficiencies



**Fully Flexible** Space



Double height reception with integrated meeting & café space



Auditorium, Podcast and Townhall meeting space

174,000 sq ft over 10 floors with flexible floor plates of 19,300 sq ft (typical floor)



120 Bothwell Street, Glasgow

#### For further information please contact:



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