



**POWER
ON!**

Σ EASTWORKS

FIVE CREATIVE WORKSPACE STUDIOS

EASTWORKS



EastWorks is a cutting edge new development that will completely transform the disused Purifier Shed in Dalmarnock, Glasgow into high quality, contemporary office / studio accommodation.

The former Purifier Shed is one of just five historic buildings to remain in the area and the regeneration plan seeks to safeguard the Victorian listed façade and revitalise the location.

The existing roof structure and columns will be exposed and celebrated. A new steel structure will be installed to support mezzanine levels and open flexible floor space with expanses of curtain wall glazing. The listed façade at the rear will boast original features such as decorative sandstone arches around the windows.

The final product will deliver the refurbishment of interesting and innovative spaces, which will comprise 5 standalone units / studios / offices.

The building was originally known as the Dalmarnock Purifier Shed developed in the late 1800s. It was opened for various uses and finally closed in the 1950's. Since then the building has lain vacant until recently when it was supported by the Glasgow 2018 European Championships for young people to use the area for an Art Festival.

DORA STREET / GLASGOW

ESTD 1843

WELL WORTH IT



WELLBEING PROVISION

- Dedicated modern accessible shower facilities, high quality changing areas, drying rooms with benches and hooks, lockers, WCs including accessible toilet located at both ground and mezzanine levels with high quality finishes
- Service tails for future tea point/kitchen installation
- 26 car spaces including 3 accessible spaces
- Electric car charging points
- Ample cycle parking provided
- External bench seating and soft landscaping for relaxation areas



Open plan office areas with Mezzanine levels in each unit.

SPECIFICATION

- Fully glazed with new curtain walling
- Exposed roof structure showcasing the traditional double arch trusses
- Raised access floor with 150mm void
- Flooring will comprise porcelain tiles, oak hardwood planks and carpet
- Suspending ceiling system in office areas below the mezzanine
- Mezzanine clad with mesh
- LED lighting installed throughout in accordance with BCO and CIBSE guidelines
- Dimmable office lighting
- Trench heaters
- Heating and cooling via 4 pipe trench heaters located around the perimeter of the building and 4 pipe fan coil units located beneath the mezzanine floor.
- Ventilation provides 12l/s of fresh air plus 10% based on an occupancy of 1 per 8 sq m, in accordance with the BCO guidelines



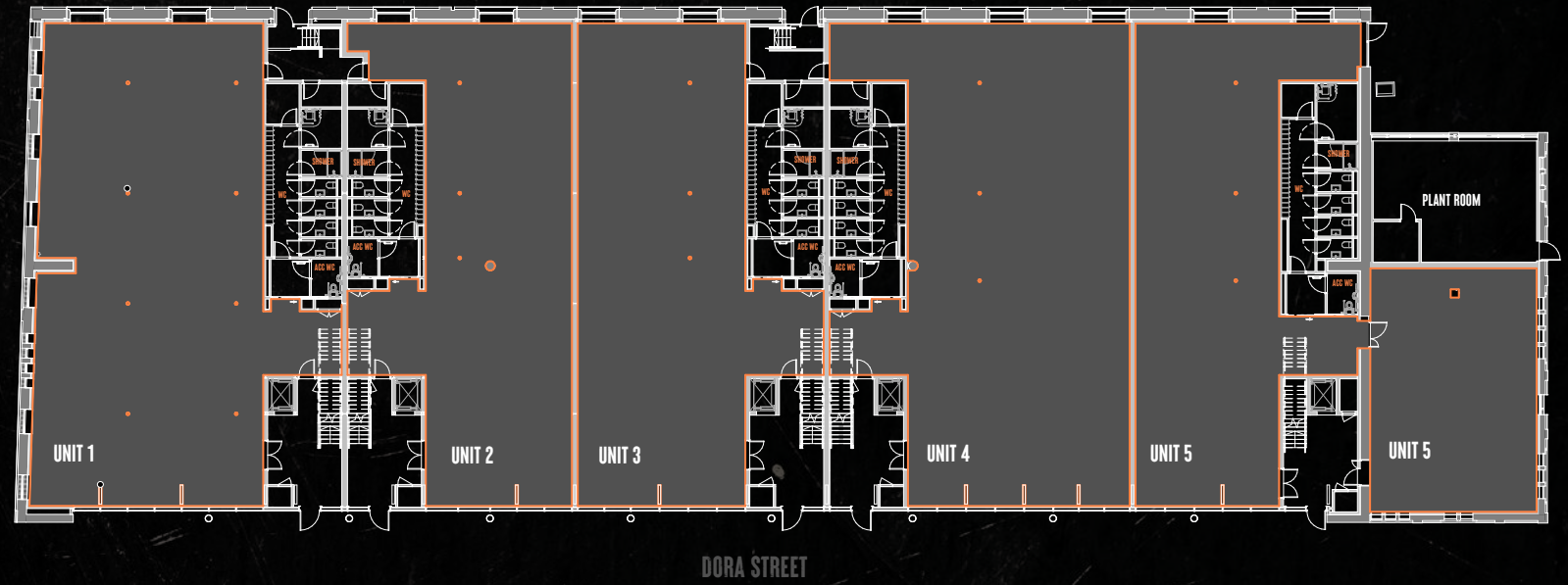
EASTWORKS

THE SPACE

UNIT	FLOOR	SQ M	SQ FT	TOTAL
1	Ground	426	4,588	639 sq m - 6,882 sq ft
	Mezzanine	213	2,294	
2	Ground	304	3,271	451 sq m - 4,860 sq ft
	Mezzanine	147	1,589	
3	Ground	328	3,537	490 sq m - 5,280 sq ft
	Mezzanine	162	1,743	
4	Ground	436	4,695	645 sq m - 6,948 sq ft
	Mezzanine	209	2,253	
5	Ground	442	4,736	745 sq m - 8,027sq ft
	Mezzanine	303	3,264	

EASTWORKS

→ GROUND FLOOR



→ MEZZANINE FLOOR



TAKE IT!



TAKE A WALK

EastWorks to Dalmarnock Station - 5 minutes



TAKE THE SCENIC ROUTE

On foot - EastWorks via Glasgow Green to the Merchant City - 20 minutes



TAKE THE CAR

Junction 1A M74 linking to Scotland's motorway network - 2 minutes



TAKE TO THE SADDLE

National Cycle Routes 75 and 756 on the doorstep



TAKE OFF

Glasgow International Airport 15 minute connection via Junction 1A M74

TAKE THE TRAIN

Dalmarnock Station to Central Station - 7 minutes with trains every 10 minutes.

Local Services from Dalmarnock

Rutherglen	2 minutes
Argyle Street	6 minutes
Glasgow Central	7 minutes
SSE Hydro	13 minutes
Partick	17 minutes
Hamilton Central	19 minutes
Whifflet	20 minutes
Motherwell	28 minutes
Paisley Gilmour Street*	29 minutes
Milngavie	32 minutes
Cumbernauld	47 minutes
Edinburgh Haymarket*	1 hour 13 minutes

* One change

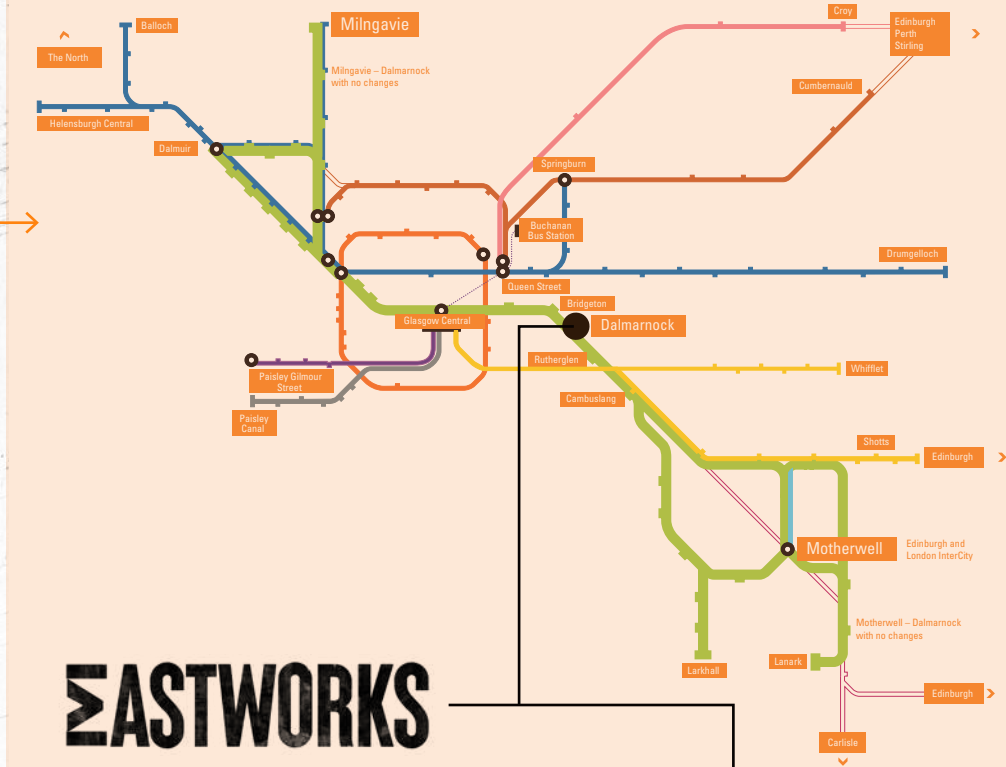
National Services from Glasgow

Stirling	36 minutes
Edinburgh Haymarket	50 minutes
Perth	1 hour 4 minutes
Dundee	1 hour 19 minutes
Newcastle	2 hours 37 minutes
Aberdeen	3 hours
Manchester	3 hours 13 minutes
Inverness	3 hours 14 minutes
Birmingham	4 hours 5 minutes
London	4 hours 32 minutes

TAKE THE BUS

Choose from multiple bus routes on the doorstep and further routes at Dalmarnock Station including the cost effective CG1 Clyde Gateway route serving the local area and linking to 4 railway stations.

18	City Centre to Greenhills, East Kilbride
46	Castlemilk to Easterhouse
64	City Centre to Carmyle
65	City Centre to Halfway, Cambuslang
263	Buchanan Bus Station to Hamilton
21	City Centre to East Kilbride
267	City Centre to Newmains
CG1	Rutherglen to Carmyle



EASTWORKS



THE AREA

The dynamic East End of Glasgow has experienced a renaissance in the last few years. This former industrial area has undergone a remarkable transformation. There are a number of high quality local amenities and transport links are second to none.

FOOD & DRINK

- 01 A'Challtairn
- 02 Coia's Café
- 03 Drygate Brewery
- 04 St Luke's & The Winged Ox
- 05 The Jenny Burn Grill & Pizza
- 06 West Brewery

LEISURE

- 07 Barrowland Ballroom
- 08 Cineworld
- 09 Citizens Theatre
- 10 The Barras Market
- 11 Merchant Square
- 12 Shawfield Greyhound Stadium

SHOPPING

- 13 Farmfoods
- 14 Forge Retail Park
- 15 Main Street Bridgeton
- 16 Morrisons
- 17 Tesco Extra
- 18 The Forge Shopping Centre
- 19 Merchant City
- 20 Glasgow City Centre

HOUSING

With 2,500 homes already completed and the potential for a further 6,000, a vibrant community is building and going from strength to strength.

- | | | |
|----|-------------------------------------|--|
| 01 | Pyrus - Bellway Homes | (320 houses complete) |
| 02 | Eastfields - Bellway Homes | (328 houses complete) |
| 03 | Baron's Vale - Cruden Homes | (30 under construction) |
| 04 | Belvidere Village | (389 houses complete, 100 to be built) |
| 05 | Athletes' Village | (700 houses complete) |
| 06 | Link Housing - Dalmarnock Riverside | (563 houses to be built - construction underway) |
| 07 | Springfield Homes | (200 flats to be built) |
| 08 | Avant Homes - Richmond Gate | (702 complete, 200 to be built) |
| 09 | Swan Group | (120 units) |
| 10 | Development Opportunity | (180 units) |
| 11 | Spectrum Properties | (125 units) |
| 12 | Under Offer | (110 units) |
| 13 | Thenue Housing | (100 units) |
| 14 | City Legacy | (125 units) |

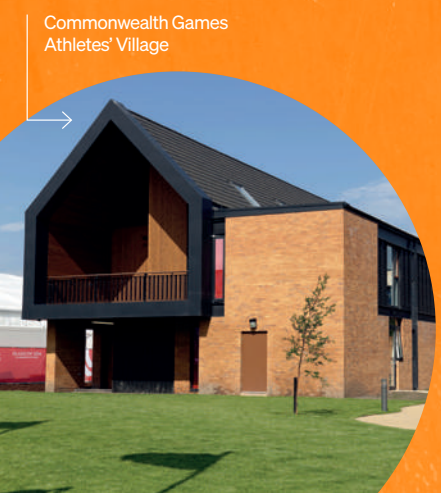
TRANSPORT

- | | |
|-----------------------------|---|
| Train Line | National Cycle Route 75 / Clyde Walkway |
| Clyde Gateway Phase 3 | National Cycle Route 756 |



THE EVOLVING

EASTWORKS



Commonwealth Games Athletes' Village



Tollcross International Swimming Centre

Glasgow Green



A'Challtairn Fish Restaurant & Bar

Celtic Park



West Brewery



Dalmarnock Station



Sir Chris Hoy Velodrome



Inspired by the legacy of the 2014 Commonwealth Games, this former industrial area has undergone a remarkable transformation. Major infrastructure projects including the M74 extension, new Dalmarnock train station and A728 Clyde Gateway route have paved the way for the area fast becoming home to a bustling and vibrant community.

Mirroring the rebirth of London's East End, Glasgow's equivalent is fast becoming the place to be. With the former Commonwealth Games Athletes' Village comprising 700 houses and numerous other new residential developments completed and underway, more and more people are moving to the area, drawn by the excellent connectivity and the close proximity to Glasgow city centre. Riverside walks, beautiful parks – Cuningar,

Richmond and Glasgow Green, along with the world class sporting facilities provided by the Emirates Arena, Sir Chris Hoy Velodrome and the Tollcross International Swimming Centre have also encouraged this influx of new residents.

Retail provision is first class with The Forge Shopping Centre and Retail Park serving the area, Rutherglen Main Street a short drive away and the outstanding shopping on offer in Glasgow city centre only one and a half miles to the west.

Recognising the opportunities and potential offered by the area, new bars and restaurants are springing up and the East End is fast becoming one of the City's most desirable locations to live and set up business.

EAST

LIKE IT?

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g CLYDE GATEWAY
THIS IS THE PLACE

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