

TO LET - 30,275 sq ft (2,812 sq m)

ALEXANDER 15 YORK STREET - GLASGOW G2 8JQ BAIN HOUSE

High quality, prominent building
located in the International
Financial Services District (IFSD)

BUILDING SPECIFICATION

Alexander Bain House is an impressive office building which spans six floors, offering scenic views of the River Clyde. The wider building has undergone full refurbishment offering a large tenant lounge with informal meeting, breakout/presentation spaces and an on-site restaurant and café.



30,000 sq ft floor plate with minimal columns



Air conditioning



Metal tiled suspended ceiling with LED lighting



Raised access floor



6 x 13 person access controlled lifts & 2 x good lifts



16 secure basement car parking spaces



On-site restaurant and café



Shower and cycle facilities



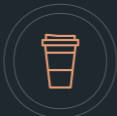
2.7m floor to ceiling height



Male, female & accessible toilets



EPC 'B'



Impressive full height atrium - breakout space with communal informal meeting and presentation space



2ND FLOOR

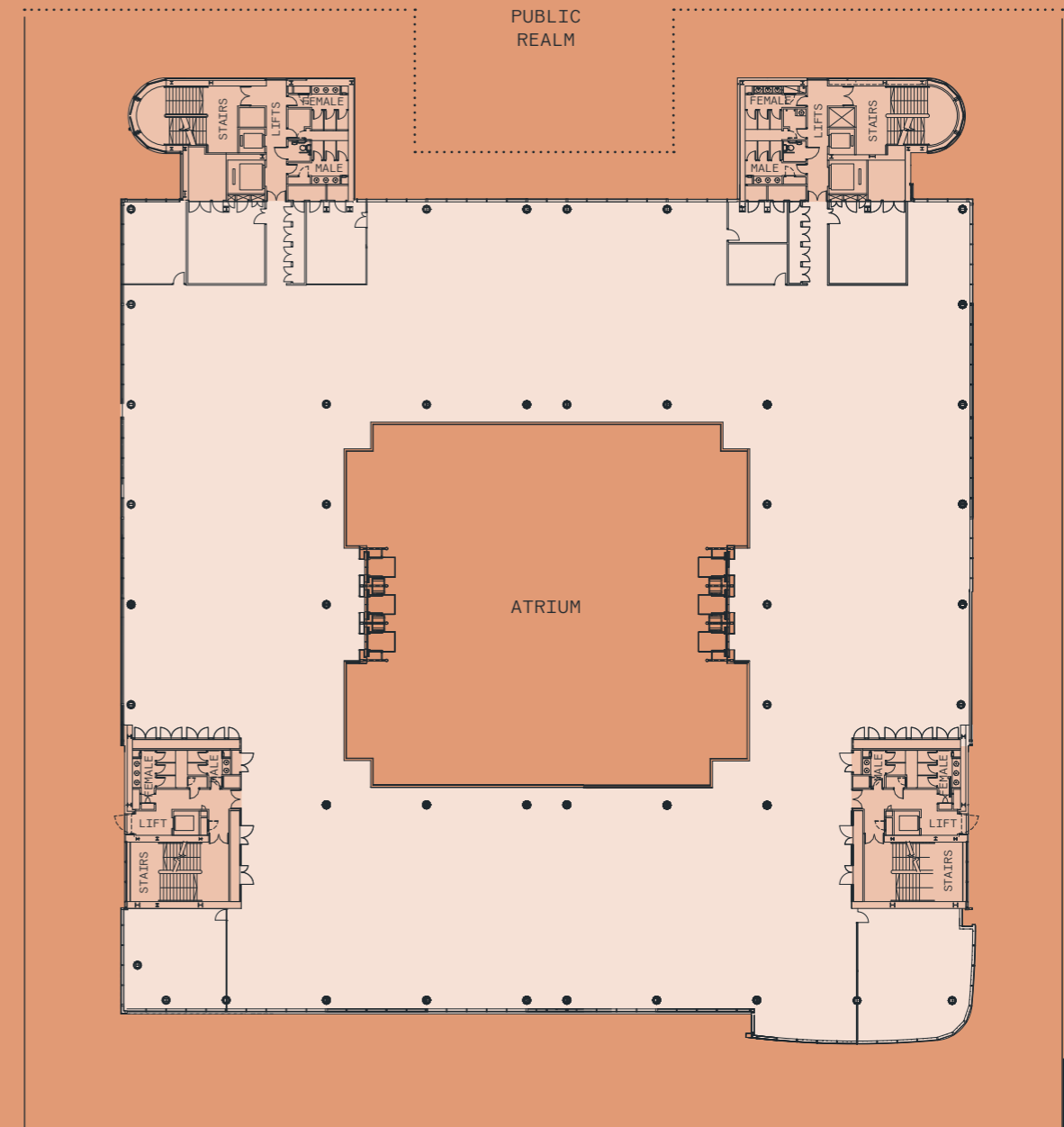
EXPANSIVE 30,000 SQ FT FLOORPLATE OFFERING
A UNIQUE OPPORTUNITY TO OCCUPY ONE OF THE
LARGEST FLOORPLATES IN THE CITY

2ND FLOOR: 30,275 SQ FT (2,812 SQ M)

TERM: SUBLEASE AVAILABLE UNTIL 8TH JUNE 2032



JAMES WATT ST



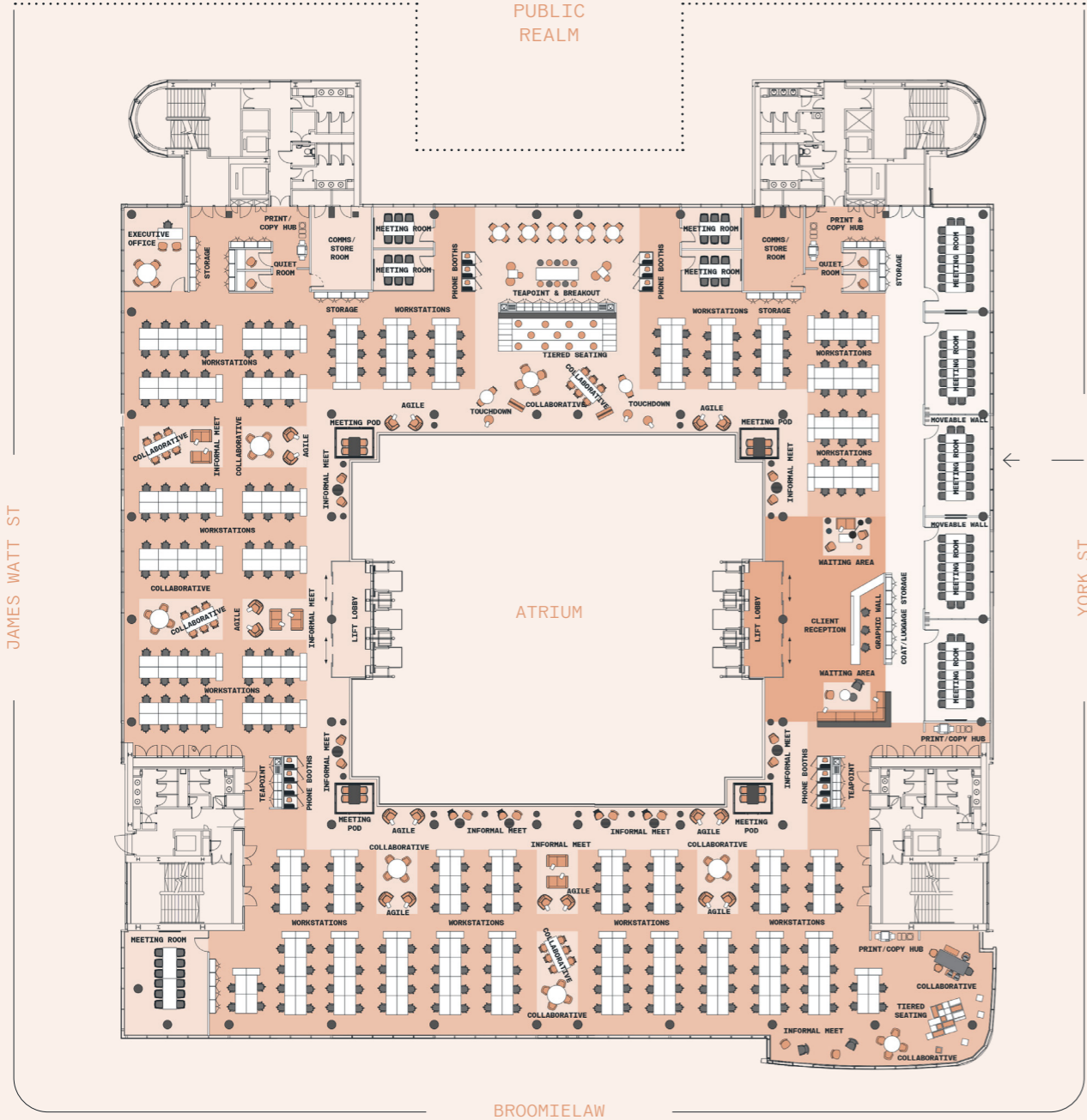
YORK ST

BROOMIELAW



SPACE PLAN

OPTION 1 // PROFESSIONAL // FULL SECOND FLOOR

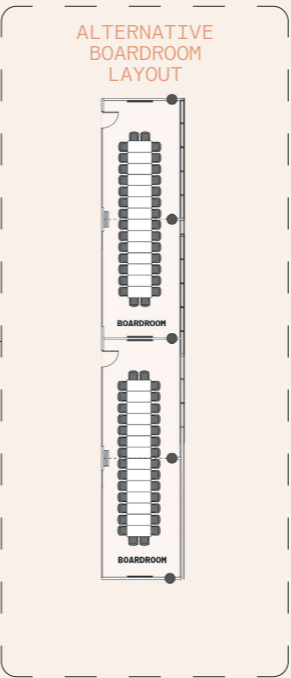


N.I.A
30,275 sq ft
(2,813 sq m)

280 Standard Workstation
(1,400 x 800mm)

01 Private Office Workstation
(1,800 x 800mm)

GRAND TOTAL
281 at 1:10 sq m per person



- SUPPORT FACILITIES**
- 01 x Client Reception & Waiting Area
 - 03 x Tea Point
 - 01 x Breakout Area
 - 13 x Informal Meet
 - 12 x Collaboration
 - 18 x Agile
 - 02 x Touchdown
 - 02 x Tiered Seating
 - 14 x Phone Booth
 - 04 x Print & Copy Hub
 - 02 x Comms / Store Room
 - 416 x Lockers
 - 06 x Coat / Luggage Cupboard
 - 28 x Storage Cupboard

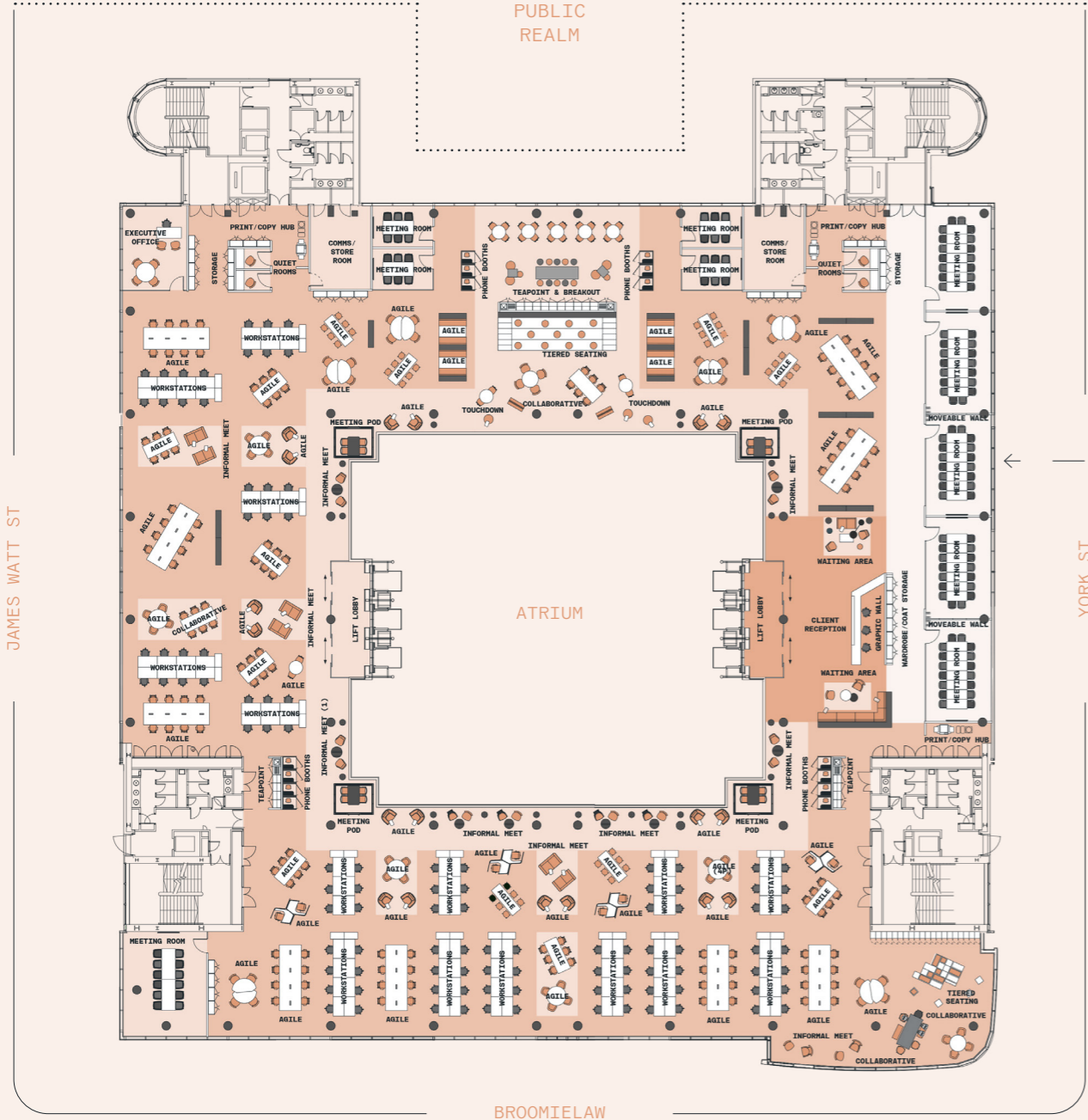
- MEETING ROOMS**
- 01 x 12 Person Meeting Room
 - 04 x 06 Person Meeting Room
 - 04 x 04 Person Meeting Pod
 - 04 x 01 Person Quiet Room

- CLIENT MEETING ROOMS**
- 05 x 16 Person Meeting Room
 - OR
 - 01 x 16 Person Meeting Room &
 - 02 x 32 Person Boardroom



SPACE PLAN

OPTION 2 // AGILE // FULL SECOND FLOOR

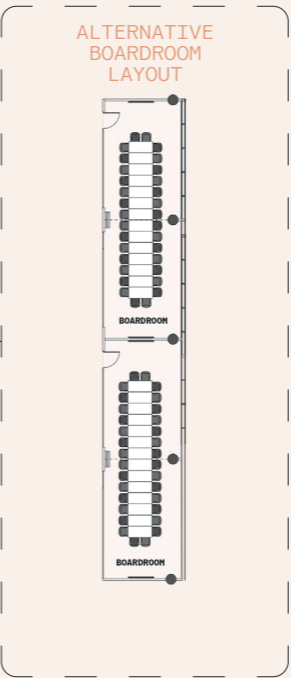


N.I.A
30,275 sq ft
(2,813 sq m)

106 Standard Workstation
(1,400 x 800mm)
01 Private Office Workstation
(1,800 x 800mm)

246 Agile

GRAND TOTAL
353 at 1:8 sq m per person

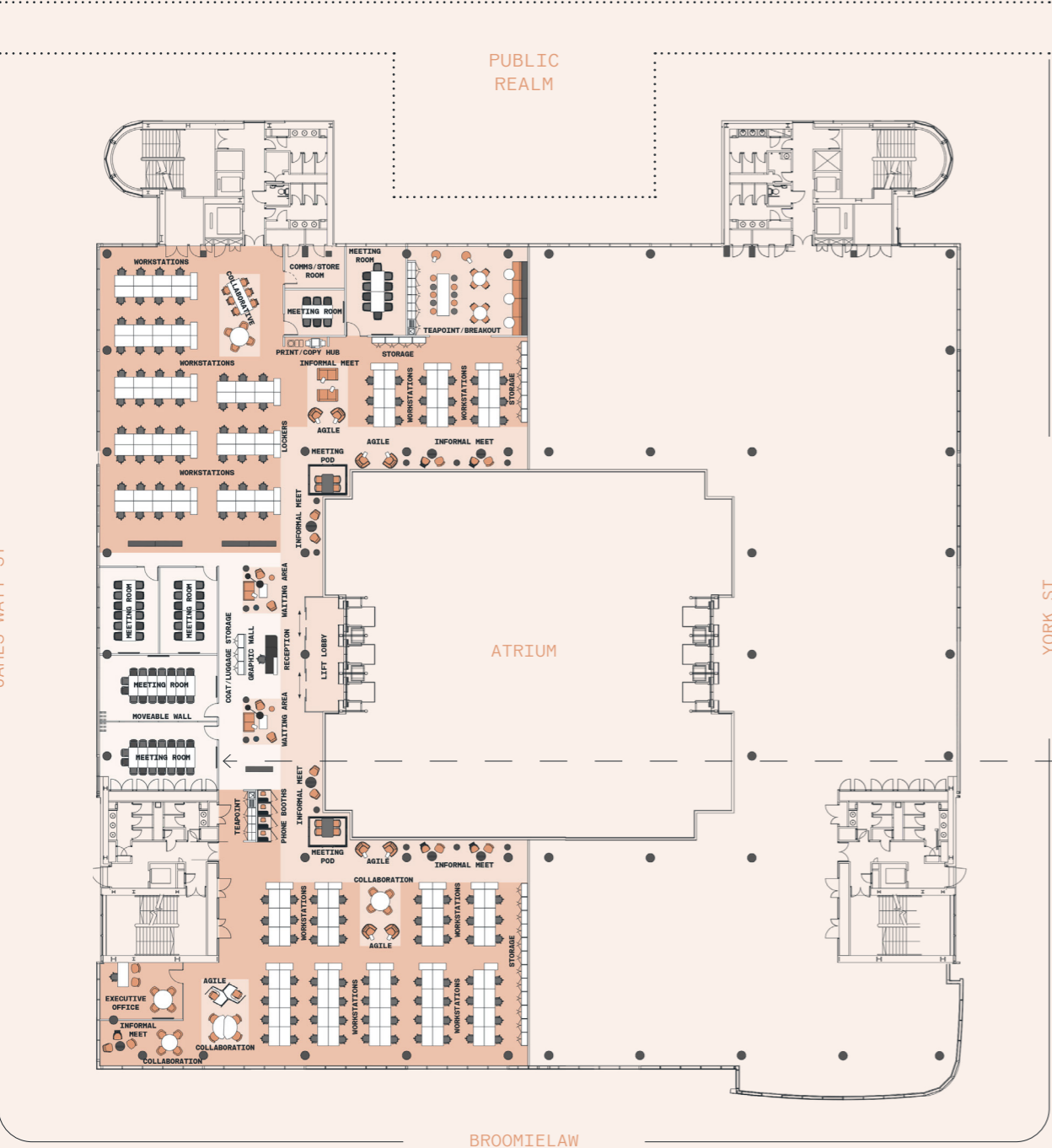


- SUPPORT FACILITIES**
- 01 x Client Reception & Waiting Area
 - 03 x Tea Point
 - 01 x Breakout Area
 - 13 x Informal Meet
 - 04 x Collaboration
 - 02 x Touchdown
 - 02 x Tiered Seating
 - 14 x Phone Booth
 - 03 x Print & Copy Hub
 - 02 x Comms / Store Room
 - 344 x Lockers
 - 06 x Coat / Luggage Cupboard
 - 28 x Storage Cupboard

- MEETING ROOMS**
- 01 x 12 Person Meeting Room
 - 04 x 06 Person Meeting Room
 - 04 x 04 Person Meeting Pod
 - 04 x 01 Person Quiet Room

- CLIENT MEETING ROOMS**
- 05 x 16 Person Meeting Room
 - OR
 - 01 x 16 Person Meeting Room & 02 x 32 Person Boardroom





SPACE PLAN

OPTION 3 // PROFESSIONAL // SPLIT SECOND FLOOR

N.I.A
15,123 sq ft
(1,405 sq m)

140 Standard Workstation
(1,400 x 800mm)

01 Private Office Workstation
(1,800 x 800mm)

GRAND TOTAL
141 at 1:10 sq m per person

SUPPORT FACILITIES

- 01 x Reception & Waiting Area
- 02 x Tea Point
- 01 x Breakout Area
- 08 x Informal Meet
- 05 x Collaboration
- 10 x Agile
- 04 x Phone Booth
- 01 x Print & Copy Hub
- 01 x Comms / Store Room
- 160 x Lockers
- 03 x Coat / Luggage Cupboard
- 22 x Storage Cupboard

MEETING ROOMS

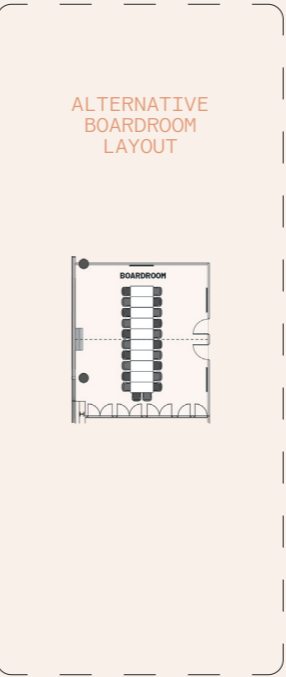
- 01 x 10 Person Meeting Room
- 01 x 06 Person Meeting Room
- 02 x 04 Person Meeting Pod

CLIENT MEETING ROOMS

- 02 x 16 Person Meeting Room
- 02 x 12 Person Meeting Room

OR

- 01 x 22 Person Boardroom &
- 02 x 12 Person Meeting Room



OPTION 4 // AGILE // SPLIT SECOND FLOOR



LOCATION

- HOTELS/GYMS**
- 1 Radisson Blu
 - 2 Motel One
 - 3 YOTEL
 - 4 voco Grand Central
 - 5 PureGym
 - 6 The Gym Group

- NEIGHBOURING OCCUPIERS**
- 1 Scottish Courts
 - 2 HMRC
 - 3 Lloyds Banking Group
 - 4 EDF Energy
 - 5 Scottish Government
 - 6 Atkins Réalis
 - 7 JP Morgan
 - 8 MFMac / AON / Capquest / ATOS / Strathclyde Pension Fund

- BARS & RESTAURANTS**
- 1 The Duke's Umbrella
 - 2 Ho Wong
 - 3 Grahamston Kitchen
 - 4 VEGA Restaurant & Bowling
 - 5 Champagne Central
 - 6 The Smokin' Fox

- COFFEE SHOPS/SANDWICH**
- 1 Caffè Nero
 - 2 Fern Coffee Bar
 - 3 Tesco Express
 - 4 Piece
 - 5 Co-op Food
 - 6 Sprigg



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FURTHER INFORMATION



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