



ONLYX

215 Bothwell Street
Glasgow / G2 7ED

A Smiling Start

ONYX

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A warm welcome awaits both you and your visitors when you step through the doors at ONYX. From the manned concierge to the cutting edge architecture this is a building that oozes quality and delivers a wealth of considered design features.

Breathing Space



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Everyone needs a place where they can relax, grab a coffee and a bite to eat and clear their head. Our on-site café offers the perfect spot for all of the above and the ideal place to socialise or gather for an informal get together to exchange thoughts and ideas. So when you need a break it's great to know that you don't even need to leave the building.



On-site
Café



On-site
Concierge



1GB Fibre
& Wifi

ONLYX

Good & Well

Acknowledging the fact that wellbeing has a huge impact on improving productivity ONYX has been designed with health and wellbeing to the fore.

ONYX



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The world has changed and nowhere more so than when it comes to commuting to work. Nowadays your team is likely to arrive at the office by bike or on foot so outstanding facilities for cyclists and joggers are a must. In this regard our offer is second to none with everything easily accessed in our basement floor.

Provisions for cyclists and runners include:



100
Cycle Racks



Male & Female
Showers



Drying
Room



Changing Rooms
(with hair dryers,
straighteners & towels)



Bike Repair
Station



Complimentary
Towel Service



Following a transformational
refurbishment, ONYX
provides inspiring,
contemporary workspace.

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ONYX

A Black Gem

From Above

Centrally located amongst a thriving business community ONYX is surrounded by an impressive array of neighbouring occupiers and a treasure trove of superb amenities.



Neighbouring Occupiers

01. Scottish Power
02. KPMG
03. Santander
04. Morgan Stanley
05. Sedgwick International UK
06. PwC, SSE, Pinset Masons
07. Diageo
08. Skyscanner
09. BT
10. Virgin Money

11. Jacobs
12. Evelyn Partners
13. BNP Paribas



Local Amenities

01. The Hilton Hotel
02. The Gym
03. King Tut's Wah Wah Hut
04. Malmaison Hotel
05. Dakota Hotel
06. Kimpton Blythswood Sq. Hotel
07. Smile Cafe
08. Sprigg
09. Café Milano
10. Marriot Hotel

11. Indigo Hotel
12. Cafe Nero
13. Honest Grains
14. Absolute Roasters
15. Pret a Manger
16. Grumpy Pedros
17. Akiko



Space Matters



ONLY X

Our highly flexible, bright floor plates allow you to calibrate your space to specifically suit the needs of your business and to easily reconfigure your space to respond to changing market conditions.

Fully refurbished floors from 4,553 – 6,793 sq ft

- | | |
|---|---|
|  New entrance and reception |  Raised access flooring |
|  4 x high speed passenger lifts |  Male, female & accessible WCs on each floor |
|  New VRF air conditioning |  Dedicated wellness basement level |
|  Suspended ceiling with LED lighting |  EPC Rating: A |

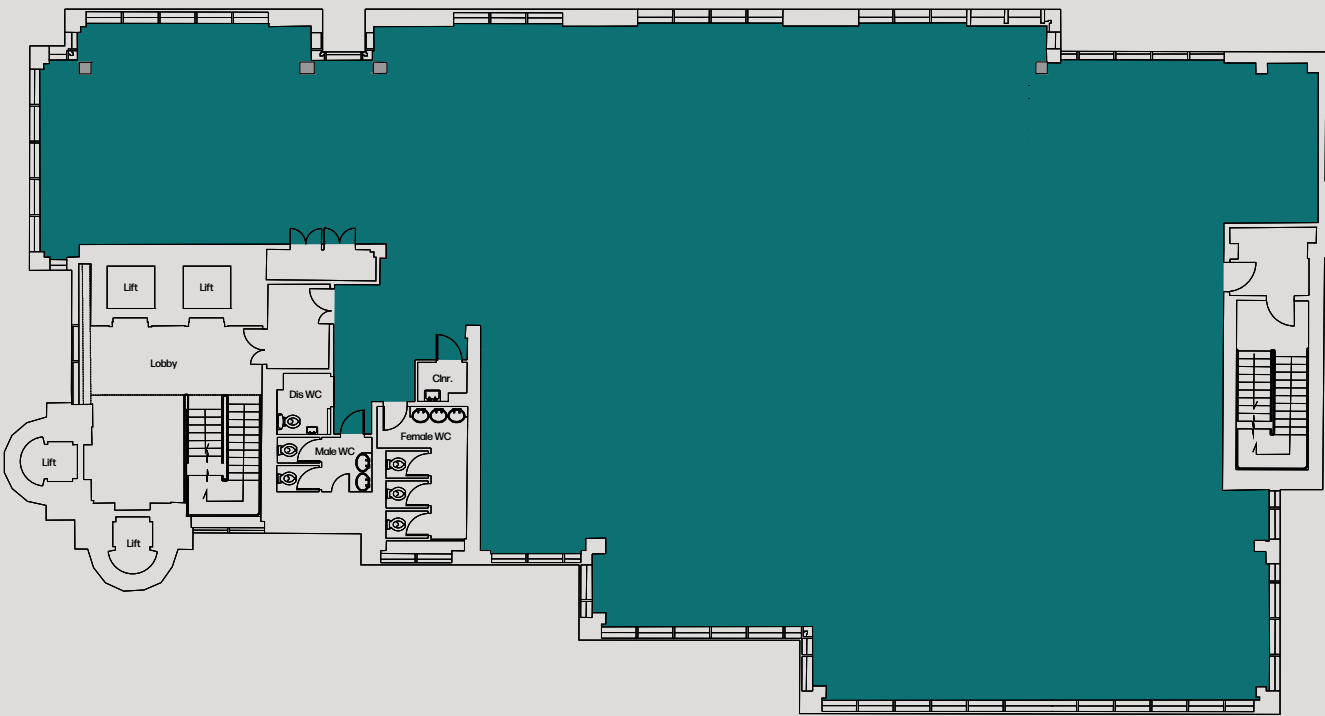
Accommodation

ONLYX

Floor	Availability
2nd - Studio 2.01 / 20 desks	1,786 sq ft
3rd - Studio 3.01 / 22 desks	1,732 sq ft
4th	6,793 sq ft
5th - Suite 5.01/ 50 desks	4,553 sq ft
6th - Studio 6.03 / 28 desks	1,775 sq ft
TOTAL	16,639 SQ FT



4th Floor

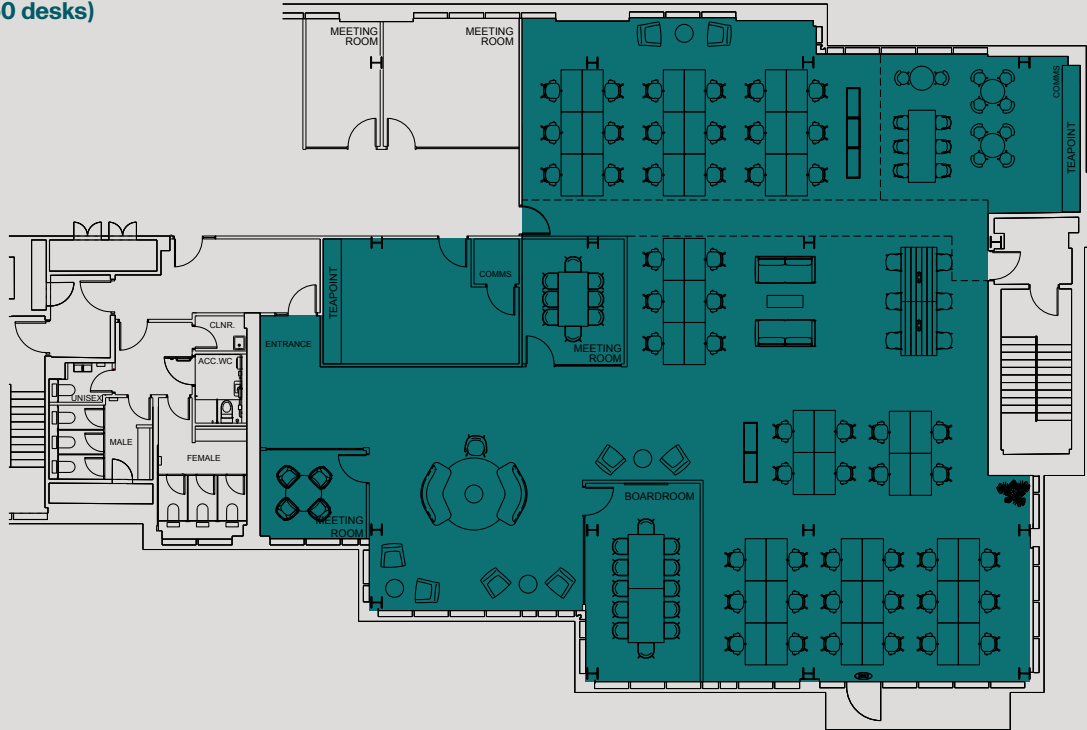


Friends & Neighbours



5th Floor

Suite 1 - 4,553 sq ft (50 desks)



Make it Yours

With no restrictions on layout, the floors can be efficiently adapted to a diverse range of bespoke requirements where interesting spaces can be created that can evolve as needs change.



4th Floor – Space Plan 1

- NIA: 596 sq m / 6,411 sq ft
1 person per 6.61 sq m
- 1x

10 person meeting room
- 1x

6 person meeting room
- 1x

4 person meeting room
- 2x

3 person meeting room
- 90x

Workstations (1,400 x 700)



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4th Floor – Space Plan 2

- NIA: 596 sq m / 6,411 sq ft
1 person per 9.93 sq m
- 1x

12 person meeting room
- 1x

8 person meeting room
- 1x

6 person meeting room
- 60x

Workstations (1,600 x 800)





let ready

For those who need to get up and running as quickly as possible ONYX Studios offers the perfect solution. Contemporary space featuring stylish furniture, access to meeting rooms, breakout areas and super fast broadband allows you to get underway with ease. Perfect for start-ups and early stage companies our Studios option provides organisations with the flexibility to grow as their business evolves.



Fully fitted out and furnished flexible space from 20 - 50 desks

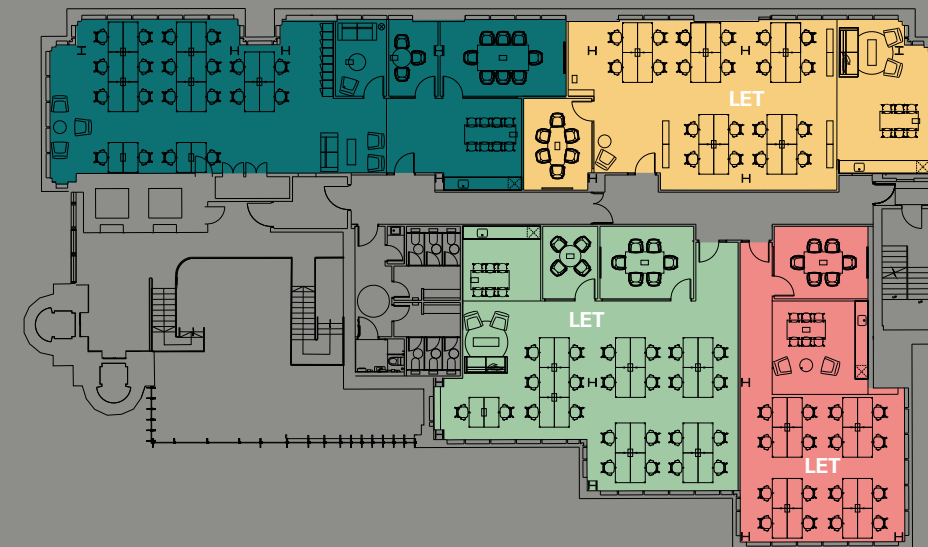


ONYX STUDIOS

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Second Floor

- Suite 1 - 1,786 sq ft (20 desks)
- Suite 2 - LET
- Suite 3 - LET
- Suite 4 - LET



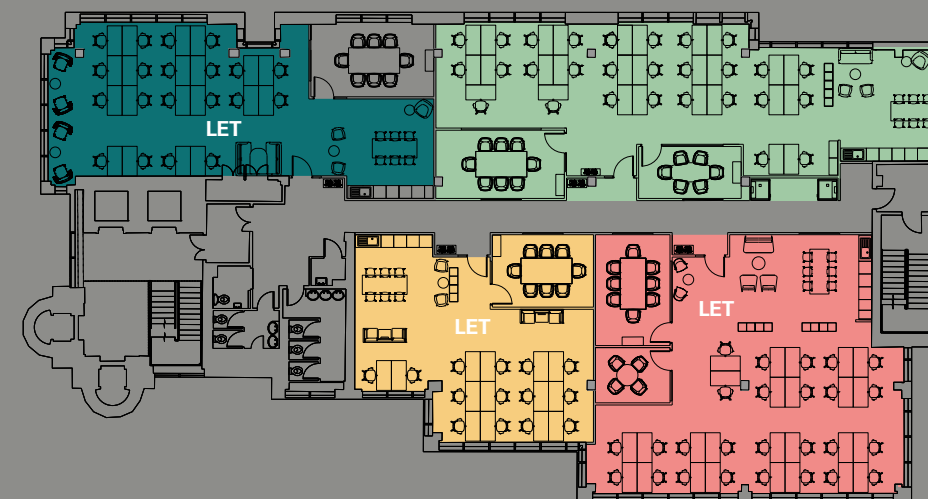
Third Floor

- Suite 1 - 1,732 sq ft (22 desks)
- Suite 2 - LET
- Suite 3 - LET



Sixth Floor

- Suite 1 - LET
- Suite 2 - LET
- Suite 3 - 1,775sq ft (28 desks)
- Suite 4 - LET



Unlock Your Building

INTRODUCING LIFE BY CEG

With over 30 years of experience, we understand the importance of creating the right environment for businesses to thrive. We aim to make our buildings positive, healthy and sustainable.

Our workplaces are environments that encourage businesses and their people to make the most of every day.

IN-HOUSE AT EVERY STEP

Unlike other landlords, we have the internal expertise and choose to manage every detail of our buildings. This includes front of house, facilities management, and all health and safety aspects. In our experience, this works better for our customers.

Our holistic property management approach allows us to get to know our tenants in more detail, creating a positive experience for all businesses, individual tenants and visitors.

TAILORED EVENTS PROGRAMME

Life is not all about work, so we have lovingly styled and created a series of events just for our tenants.

Our events aim to create a strong community feel in and out of your building. This means coming together to learn new skills or start a new healthy journey with your neighbours.



OUR COMMUNITY APP

Our Life by CEG app joins the dots between work and life. Helping you, your team, and local businesses connect.

The app allows you to unlock the potential of your building, connect with people, report an issue, book meeting rooms and gym classes and discover local deals and discount codes.

CAFÉ PARTNERSHIP

We partner with local cafe operators to provide our tenants with affordable healthy meals, coffees and treats.

CEG look to subsidise meal deals in conjunction with the community app, ensuring we support our tenants daily.

CREATING A HEALTHIER DAY

Reducing our tenant's daily carbon footprint is integral to our wellness and sustainability strategy.

We provide enhanced bike storage and shower facilities to help encourage cycling to work, lunchtime gym sessions or after-work yoga.

We want to remove all the barriers to creating a healthier and more sustainable day.

OUR SUSTAINABILITY MISSION

As part of our broader sustainability strategy, CEG has moved all building common parts to a 100% renewable electricity tariff. We are also targeting a 100% diversion from landfill via our waste management service.

We believe in creating a more sustainable future. For this, we work alongside our tenants to help reduce waste and carbon emissions.



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A better service.
A better workspace.

ONLYX Life

Telling the Carbon Story of a Refurbishment

By prioritising the refurbishment of buildings, wherever possible (relative to complete replacement), we are significantly reducing our use of raw materials and the embodied carbon. We seek to upgrade old equipment and include innovative technologies to help us drive improvements in our energy efficiency and thus reduce the energy consumption and carbon footprint of our properties.

Furthermore, during refurbishments and fit outs, tenants are provided with detailed guides to encourage good waste management and cleaning practices to minimise their environmental impacts.



Embodied Carbon

Embodied carbon in both the building materials and the construction accounts for a significant proportion of the overall lifetime carbon footprint of a building. By prioritising the refurbishment of buildings wherever possible, we are limiting the embodied carbon emissions that would have been generated through demolition and the production and transportation of new construction materials.



Operational Carbon

Reducing the day to day carbon emissions of our buildings is an important goal for CEG. The upgrade and refurbishment of our current estate also enables increased operational efficiency (i.e. reduced energy demand), which provides a further carbon emissions reduction.



Future Proofing

Continual improvements in technology are an increasingly important part of the dynamic world we live in. During our refurbishments we look to incorporate the latest technologies. We also see our refurbishments as an opportunity to collaborate with occupiers on sustainable fit-outs both now and in the future.

Going the Extra Green Mile

We are continuing to improve the green credentials of our buildings through a number of national initiatives. We believe small changes everyday make a big difference over time. We see our tenants as partners in our journey to make the built environment a more sustainable place.



Operational Improvements

Green Electricity

CEG have moved to a 100% renewable electricity tariff in order to minimise our environmental impact and encourage the renewable sector.

Waste Management

Waste management is an important aspect of our sustainability strategy. We are on track to hit our target of 100% diversion from landfill, and recycle as much of our waste as possible. 67% recycling rate achieved at present.



Behavioural Initiatives

Green Travel

Reducing our tenants daily travel footprint is an important part of our refurbishment strategy. We provide high quality shower and changing areas as well as enhanced bike storage to encourage active travel. This helps to encourage cycling to work. Each cycle rack and shower facility has the ability to reduce hundreds of car miles per year.

Green People

An important part of our landlord funded events calendar is our sustainability series. We believe every tenant is an ambassador of our building, we're invested in supporting small changes at work and home to support a better environment.



ONYX

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Developer:



Never one to follow the pack, CEG leads by doing things its own way. Whether managing the investment in workspaces, land or homes, CEG has a history of delivery in long-term returns by helping create the places where people want to live and work.



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