



# THE BOND

57 QUEEN STREET • GLASGOW G1 3EN



# OPEN TO BIG IDEAS & FORWARD THINKING

Thoughtfully refurbished to honour The Bond's historic character, the floor plates combine traditional architecture with modern Grade A specification, where exposed brickwork, feature columns, and ribbed ceilings meet contemporary design. With flexibility at its core, adaptable layouts and integrated breakout areas support evolving business needs, creating an agile workspace that brings new life to this heritage building.

## WELCOME TO THE COMMUNITY

The Bond's impressive reception features a future-ready entrance with flexible spaces for meeting and breakout use, fostering a strong sense of community.

The podium steps provide a relaxed, adaptable area for informal presentations, individual work, collaboration, and socialising—bringing work, life, and leisure together under a bright atrium.

The Bond's café offers a welcoming space to meet over coffee, ideal for coworking, quick stop-ins, or simply unwinding with a book or friends.

The Bond experience is elevated further by a unique tenant event space and roof terraces.





# FEEL GOOD FACTOR

The Bond has been re-imagined with its occupier community at heart. More than ever, people want their daily commute to be healthy and active, and exercising during the workday is 'the new normal'. With new cycle storage, we have created basement space that supports a wide range of activities and has been deigned to rival the quality of health club facilities.



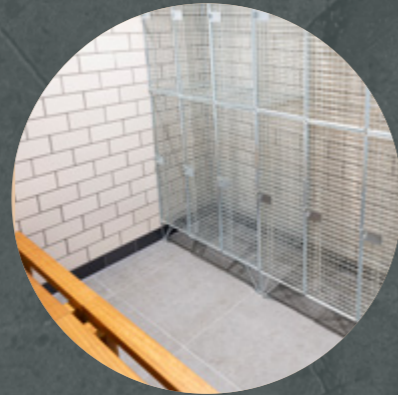
HAIR DRYER  
& STRAIGHTENERS



MALE, FEMALE AND  
ACCESSIBLE TOILET &  
SHOWER FACILITIES



100  
LOCKERS



DRYING  
ROOM



100 CYCLE  
RACKS

# BUSINESS RE-CENTRED



Innovation District

Merchant City

GEORGE ST

**b**  
**THE BOND**  
GLASGOW

Argyle Street Station

ARGYLE ST

St Enoch Centre

George Square

Queen Street Station

St Enoch Subway Station

BUCHANAN ST

Glasgow Central Station

Buchanan Subway Station

# LOCAL CHARACTER

The Bond sits in a thriving, busy and vibrant part of the City, surrounded by a wide range of cultural, shopping and leisure landmarks. Glasgow will trial a new 'People First Zone' on Queen Street and Ingram Street in 2026, introducing wider pavements, safer crossings and new street trees to prioritise pedestrians. Work will begin in February on a fully accessible, step-free junction at Queen Street and Ingram Street to create a safer crossing in a busy area of the city centre.



## CULTURE

One of Glasgow's best-known and most photographed locations, George Square is the heart of the city, offering green space perfect for a quick sandwich stop, a lunchtime walk, or a break to catch up with friends and colleagues.



## BUSINESS

Glasgow's Central Business District is host to an impressive array of blue-chip companies and major global organisations across numerous sectors, including Virgin, Barclays, JP Morgan, Morgan Stanley, Lloyds, RBS, KPMG and Scottish Power.



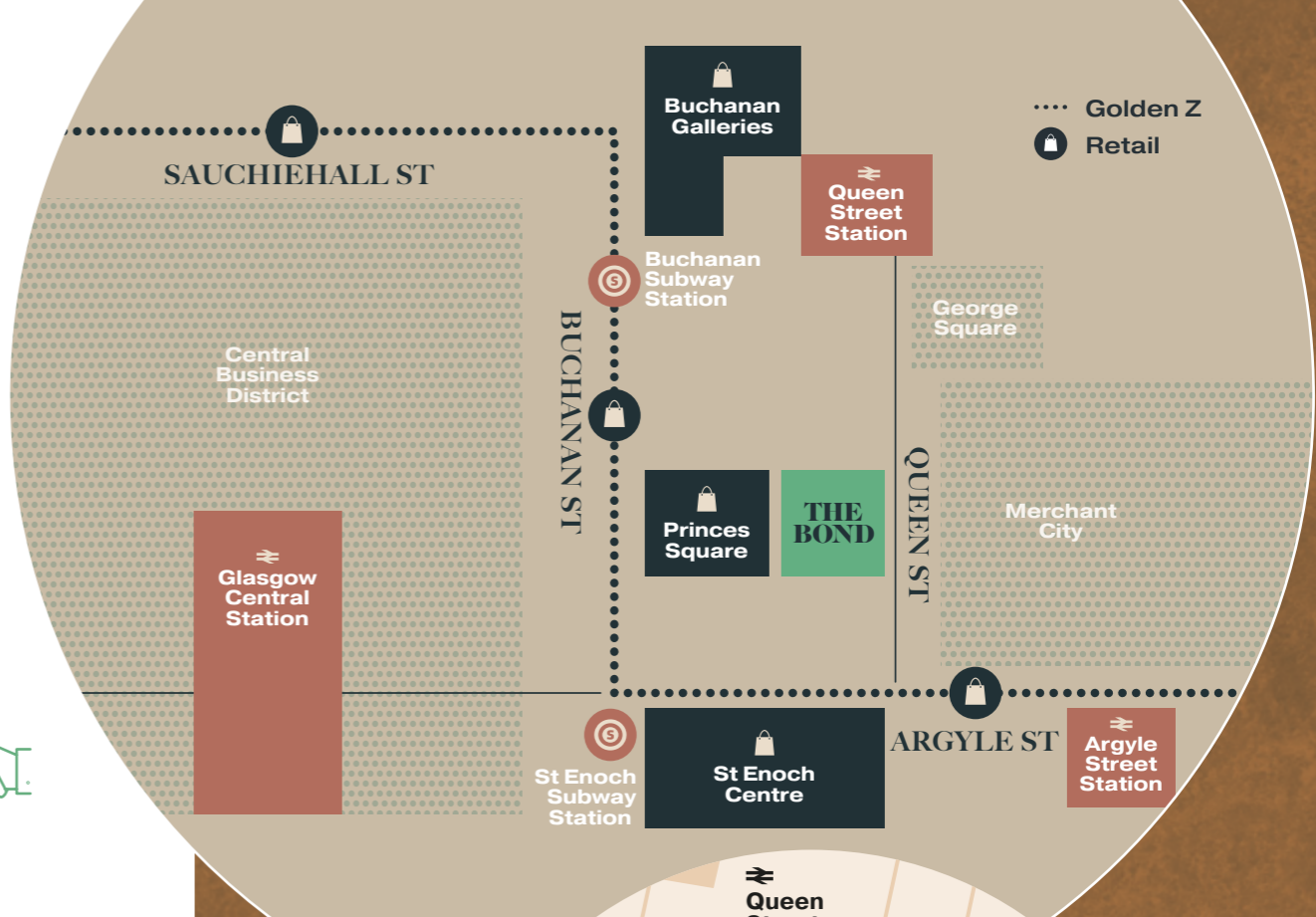
## RETAIL

Glasgow's 'Golden Z' brings together the City's three most renowned shopping streets: Buchanan Street, Argyle Street and Sauchiehall Street, featuring a mix of local, high street and designer brands. Lunchtime shopping really doesn't get any better. With both Buchanan Galleries and the St Enoch Centre being redeveloped into even more vibrant City Centre destinations, Glasgow's future looks even brighter.



## LEISURE

Sparkling with an array of bars, restaurants, cafés, gyms, independent stores and high-end boutiques, the vibrant Merchant City's atmosphere is quite unlike anywhere else. If the West End's your destination, a quick Subway journey will have you there in minutes.



Denotes the 'People First Zone'



# ON THE DOORSTEP




 **BARS & RESTAURANTS**


- 01 Mikaku
- 02 The Social
- 03 The Ivy
- 04 Ralph & Finns
- 05 The Anchor Line
- 06 The Citizen
- 07 La Vita
- 08 Elia Greek Restaurant
- 09 Alchemist
- 10 Browns
- 11 Sebb's
- 12 Margo
- 13 Paesano Pizza
- 14 Thundercat
- 15 The Spanish Butcher
- 16 The Spiritualist
- 17 Hazel

 **CAFÉS & SHOPS**


- 01 Tinderbox
- 02 Starbucks
- 03 Costa
- 04 Pret
- 05 Sprigg
- 06 Piece
- 07 Tesco
- 08 Caffè Nero
- 09 M&S
- 10 Sainsbury's

**TRAIN STATIONS** 

|                         |            |
|-------------------------|------------|
| Queen Street Station    | 4 min walk |
| Glasgow Central Station | 6 min walk |
| Argyle Street Station   | 3 min walk |

**SUBWAY STATIONS** 

|                  |            |
|------------------|------------|
| St Enoch Station | 4 min walk |
| Buchanan Station | 6 min walk |

**DRIVE TIMES** 

|                 |           |
|-----------------|-----------|
| M8 Motorway     | 5 min     |
| Glasgow Airport | 20 min    |
| Edinburgh       | 1h 15 min |
| Dundee          | 1h 40 min |
| Aberdeen        | 2h 50 min |
| Manchester      | 3h 30 min |

 **LEISURE**

- 01 Everyman Cinema
- 02 Cineworld
- 03 Vue Cinema
- 04 Theatre Royal
- 05 Tron Theatre
- 06 Glasgow Film Theatre

 **HEALTH & WELLBEING**

- 01 BFT
- 02 PureGym
- 03 Central Strength
- 04 The Gym Group
- 05 BoxFit
- 06 Club Gym

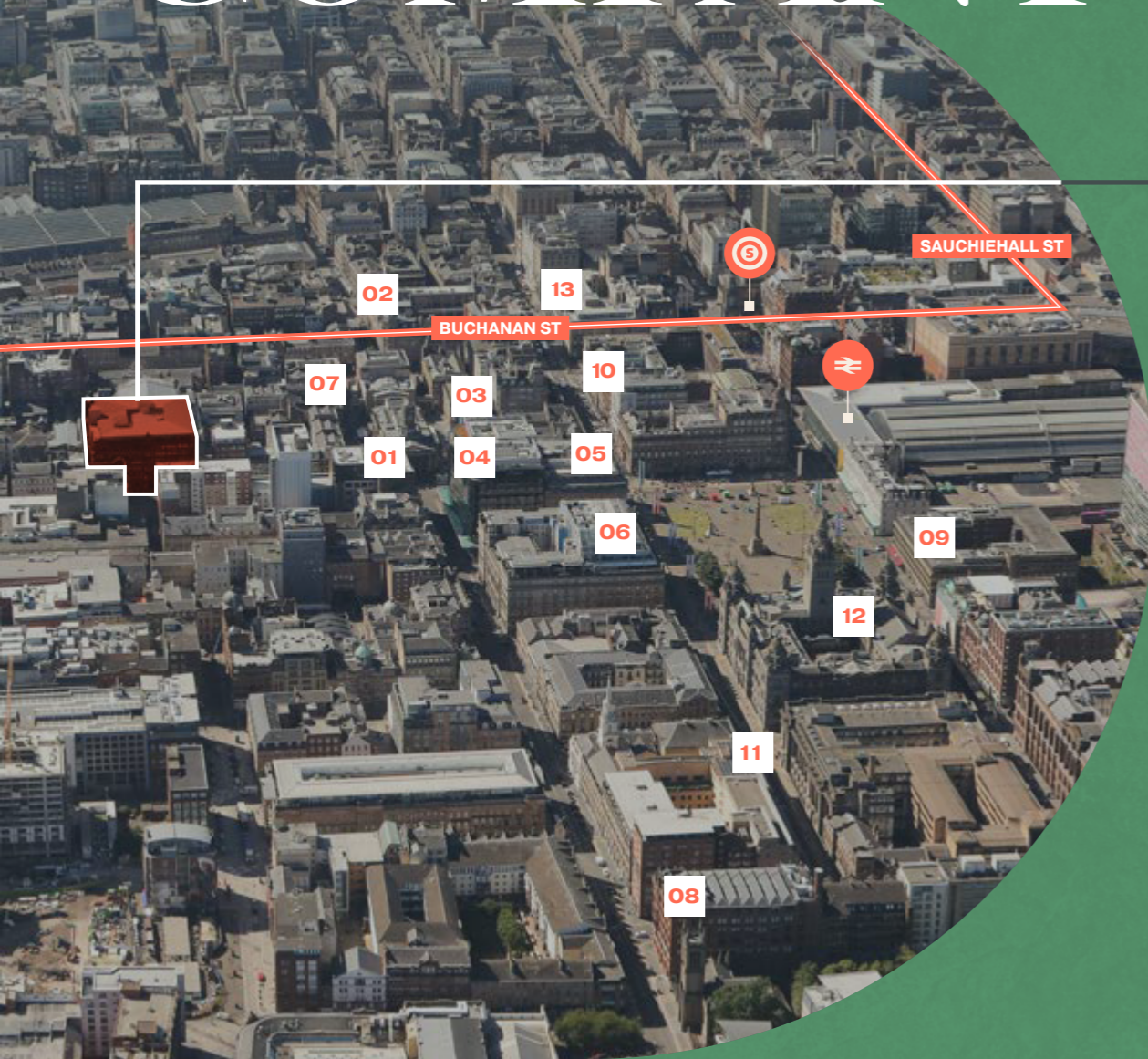
 **HOTELS**

- 01 Radisson Blu
- 02 YOTEL
- 03 Motel One
- 04 voco Grand Central
- 05 Premier Inn
- 06 Aparthotel Adagio
- 07 Travelodge
- 08 ibis Styles
- 09 AC Hotel Marriott



# IN GOOD COMPANY

The Bond sits in the midst of Glasgow's dynamic business community, allowing tenants to headquarter themselves in one of the city's most prime commercial locations. With one of the best workforces in the world, businesses need a location that will attract and retain staff, and The Bond's vibrant and connected location allows them to do just that.



**01**  
100 Queen St

Bauer Media Group  
EDRINGTON

lindsay's  
mazars

**02**  
10 Gordon St

RBS™

**03**  
2-4 Royal Ex Sq

MONEY

**04**  
110 Queen St

BRODIES  
Deloitte.  
CLYDE&CO

NatWest Group  
wsp  
ACCA

**05**  
9 George Sq

Thorntons<sup>†</sup>  
We do what's right

Orega  
Stantec

LEO  
LETON

**06**  
G1 Building

EY  
Mercer

GT GARDINER & THEOBALD  
RSM

大成 DENTONS

**07**  
15 Exchange Place

DRUM | DEVELOPMENT & INVESTMENT

ticketmaster

**08**  
The Garment Factory

SHCOSMITHS

Threesixty Architecture

Incremental Group

**09**  
George House

AS Anderson Strathern

Rathbones

MITCHELLS ROBERTSON

**10**  
24 St Vincent Place

wardell armstrong  
HEARING CLINIC

scottish renewables  
clinisys™

MABO  
HITACHI

**11**  
25 Cochrane Street

Wheatley Group

**12**  
George Square

Glasgow CITY COUNCIL

**13**  
48 St Vincent Street

bto

SMS

The Bond: Where impressive scale meets City Centre location and world-class design. Flexible, contemporary landmark space to headquarter your business.

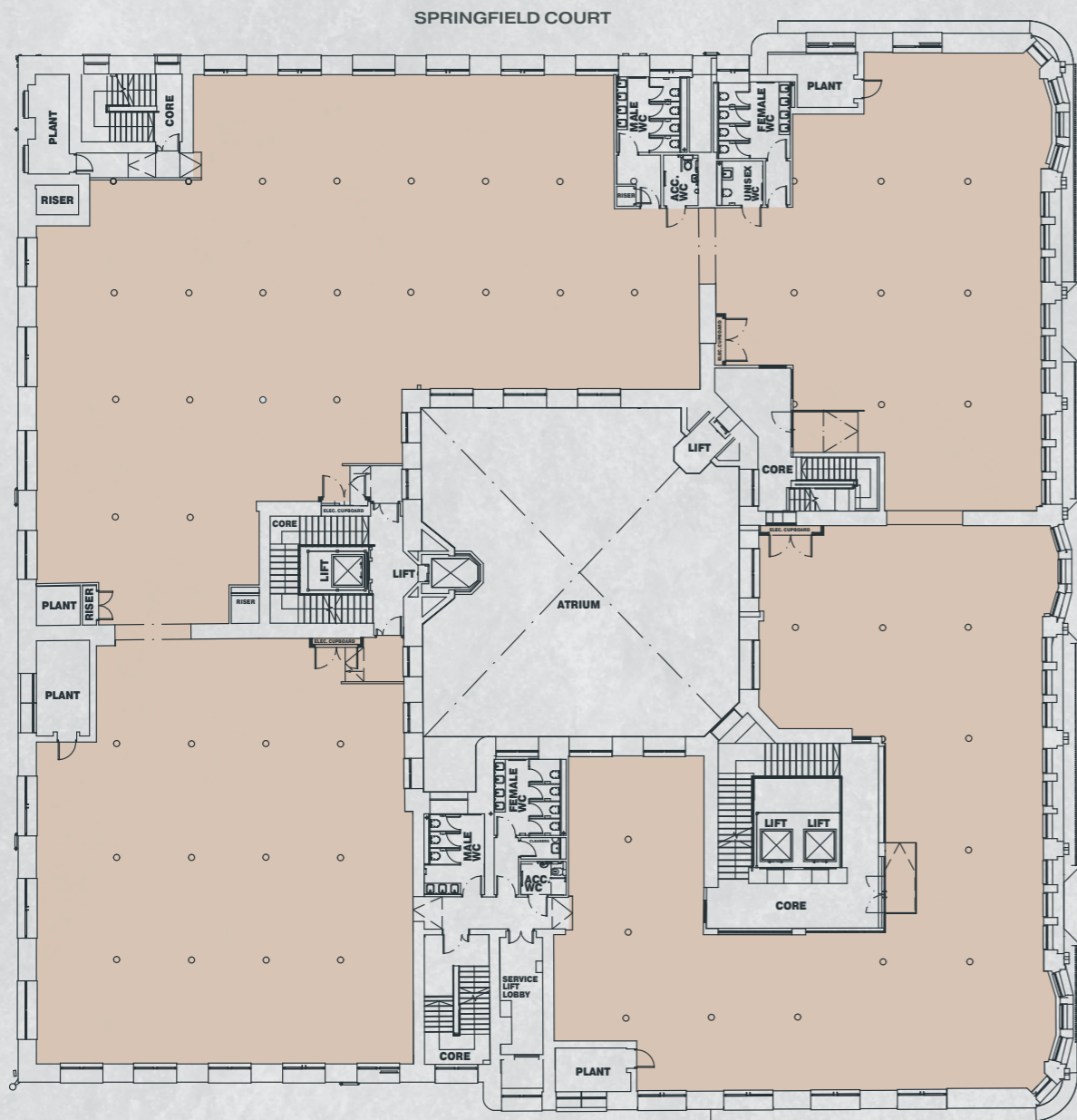
|                     | <b>SQ FT</b>                  | <b>SQ M</b>   |
|---------------------|-------------------------------|---------------|
| <b>7th Floor</b>    | <b>14,951</b>                 | <b>1,388</b>  |
| <b>6th Floor</b>    | <b>18,346</b>                 | <b>1,704</b>  |
| <b>5th Floor</b>    | <b>18,483</b>                 | <b>1,717</b>  |
| <b>4th Floor</b>    | <b>18,357</b>                 | <b>1,705</b>  |
| <b>3rd Floor</b>    | <b>18,360</b>                 | <b>1,705</b>  |
| <b>2nd Floor</b>    | <b>18,305</b>                 | <b>1,700</b>  |
| <b>1st Floor</b>    | <b>18,461</b>                 | <b>1,715</b>  |
| <b>Ground Floor</b> | <b>3,036</b>                  | <b>282</b>    |
| <b>Basement</b>     | <b>×16 Car parking spaces</b> |               |
| <b>TOTAL</b>        | <b>128,299</b>                | <b>11,916</b> |



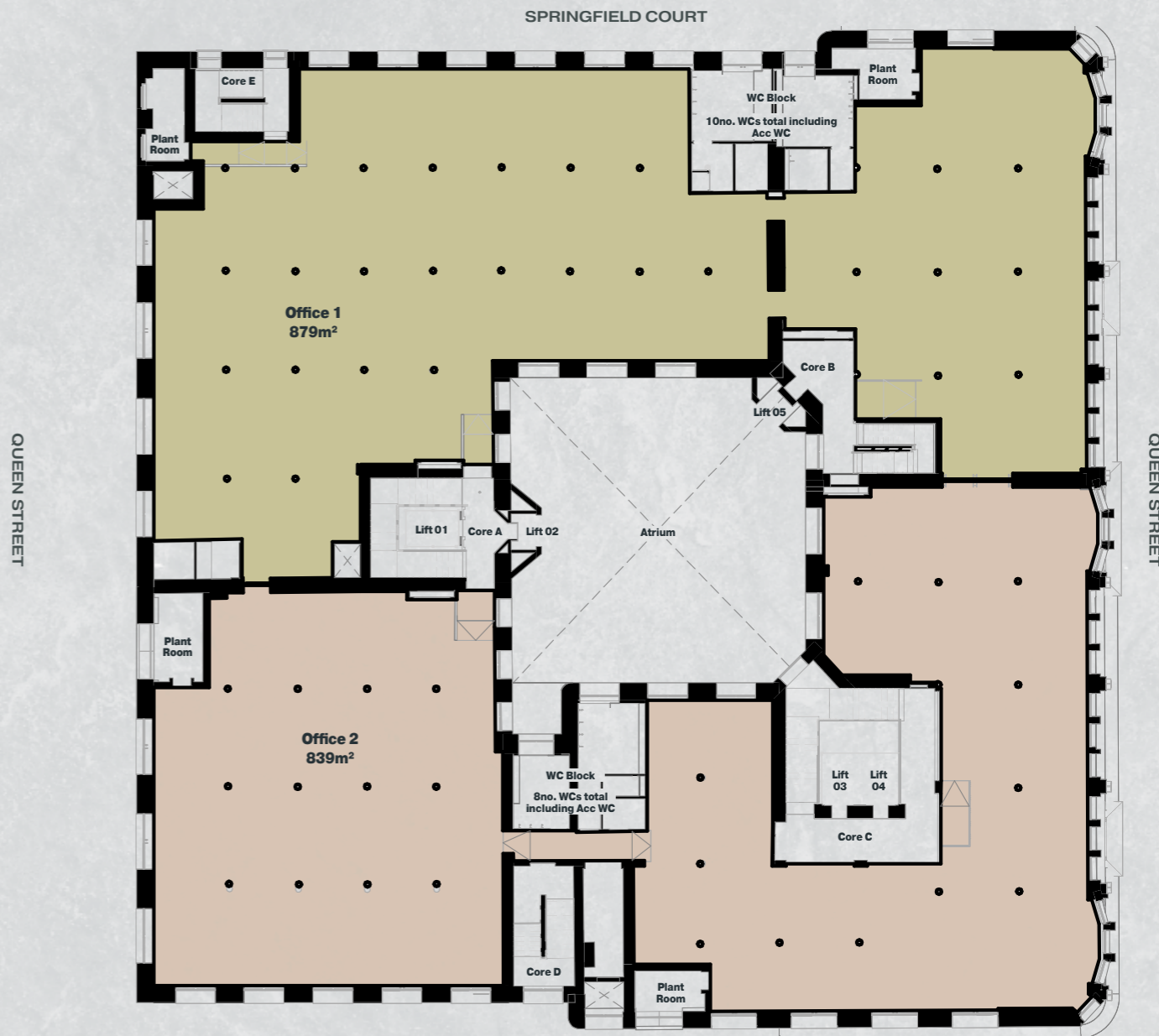
# ACCOMMODATION



# TYPICAL FLOOR PLAN



# FLOOR SPLIT PLAN



# SPACE LAYOUT PLANS

## TYPICAL LAYOUT

1,700 m<sup>2</sup> / 18,305 sq ft

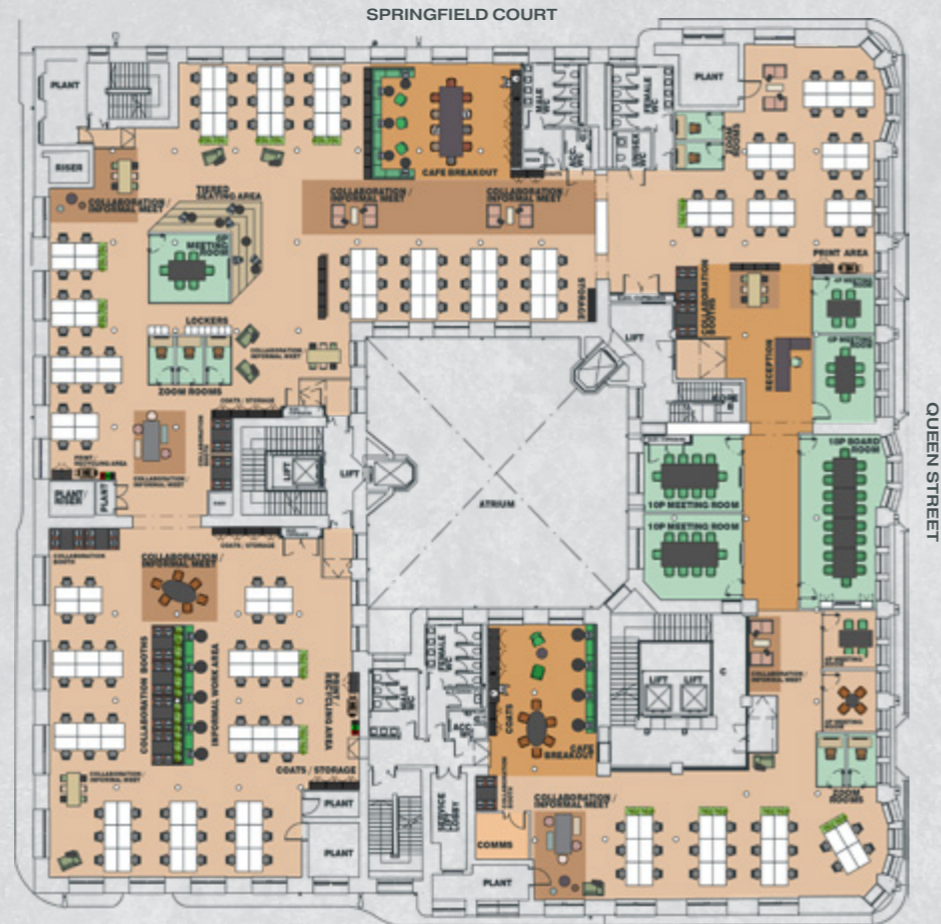
### STANDARD WORKING

158 Workstation  
1,400 x 800mm

Total - 160  
1:10 m<sup>2</sup> per person

### SUPPORT FACILITIES

- 01 Reception Area
- 01 18P Board Room
- 02 10P Meeting Room
- 02 6P Meeting Room
- 03 4P Meeting Room
- 07 Zoom Room
- 02 Cafe Breakout
- 11 Collaboration Booth
- 07 Individual High Back Booth
- 13 Collaboration / Informal Meet
- 01 Tiered Seating Area
- 01 Informal Work Area
- 03 Print / Copy
- 01 Comms
- 04 Coats / Storage Cupboard
- 01 Locker Area



## LAB LAYOUT

1,700 m<sup>2</sup> / 18,305 sq ft

### STANDARD WORKING

150 Workstation  
1,400 x 800mm

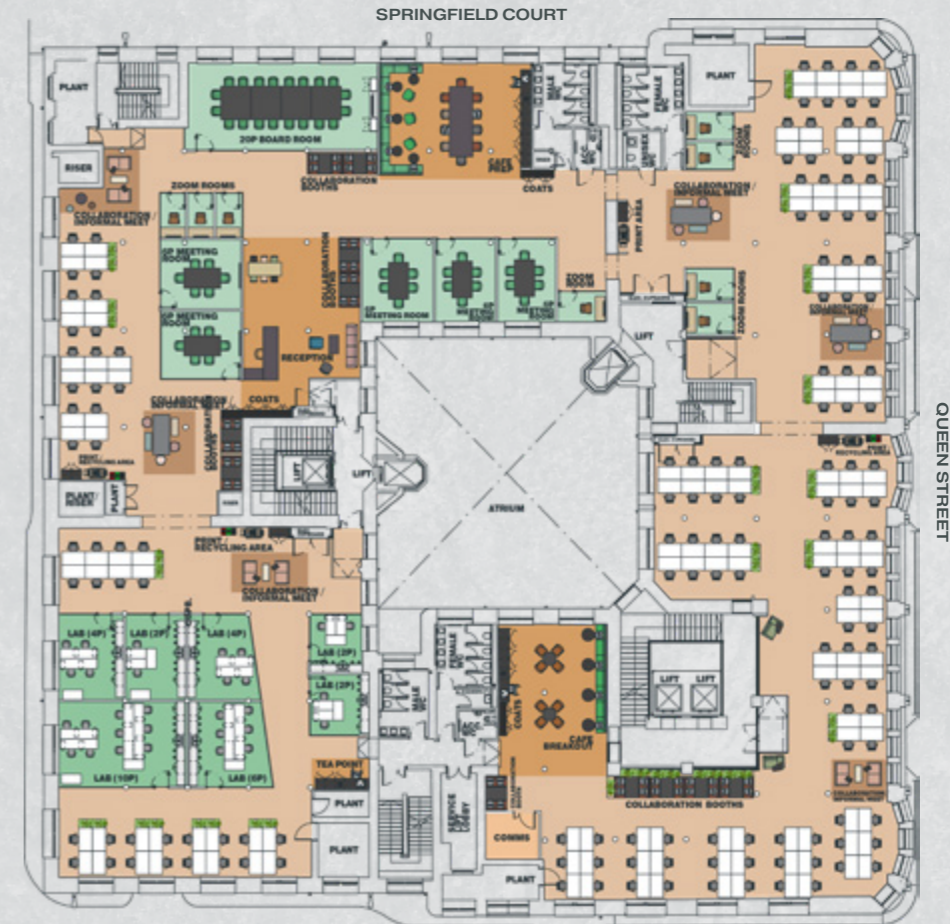
Total - 150  
1:10 m<sup>2</sup> Per Person

### SUPPORT FACILITIES

- 01 Reception Area
- 01 20P Board Room
- 05 6P Meeting Room
- 08 Zoom Room
- 02 Cafe Breakout
- 01 Tea Point
- 11 Collaboration Booth
- 07 Collaboration / Informal Meet
- 02 Individual High Back Booth
- 04 Print / Copy
- 01 Comms
- 05 Coats / Storage Cupboard

### LAB ROOMS

- 01 10P Lab Room
- 01 6P Lab Room
- 02 4P Lab Room
- 03 2P Lab Room



# THE MOST EXCITING BUILDING IN THE CITY



Prime, dynamic city location



Unique character and period features



EPC 'A' Rating



128,000 sq ft landmark building



High quality finish throughout



Net Zero in operation



On site café facility



Impressive central atrium



New VRF air conditioning



Full window restoration



New WCs incl. accessible and gender neutral



New LED lighting



New Energy Efficient M&E



New sprinkler system



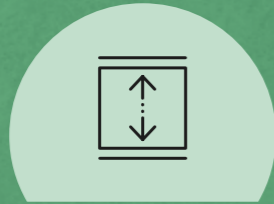
Remodelled floor lobbies with Crittall glazing



New accessible building entrance



18,000 sq ft open plan floor plates



4m+ floor to ceiling heights



Communal podium seating



Best in class wellness facilities



Dedicated tenant roof terrace



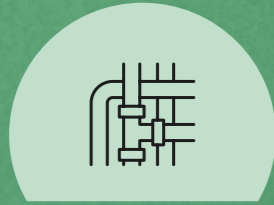
Unique tenant event space and bar



All electric building



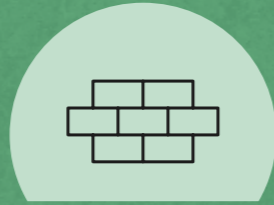
Embodied Carbon Saving



Feature exposed ceiling and services



Raised access floor



Part exposed brick wall



Breakout/ touchdown area



Concierge manned reception



Basement car park and EV charging



100 cycle racks



Lockers, showers and drying room



thebondglasgow.com



THE BOND

GLASGOW

Ryden



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