



Reimagined. Reconfigured. Revitalised.



Three Hundred

Bath Street

Glasgow G2 4JR

Situated at Charing Cross, where
the West End meets Sauchiehall
Street the building features the
largest floor plate in town with
column free, light-filled floors of
up to 30,000 sq ft.



Rediscover

300 Bath St.



Street Appeal

Our new entrance revealed.

New Arrival

Greeted by our host.





Chat Room

Be welcomed in our lounge.

Lift Off

To our refitted workspaces.



Availability

Floor		sq ft
06	University of Glasgow	
05		19,900
04 West	Fairhurst	
04 East		9,777
03		29,625
02	Regus t/a Spaces	
01 West	LSPIM	
01 East	University of Glasgow	
GF West		9,521
GF East		9,206
Total		78,029

Secure parking spaces available

- Available
- Let



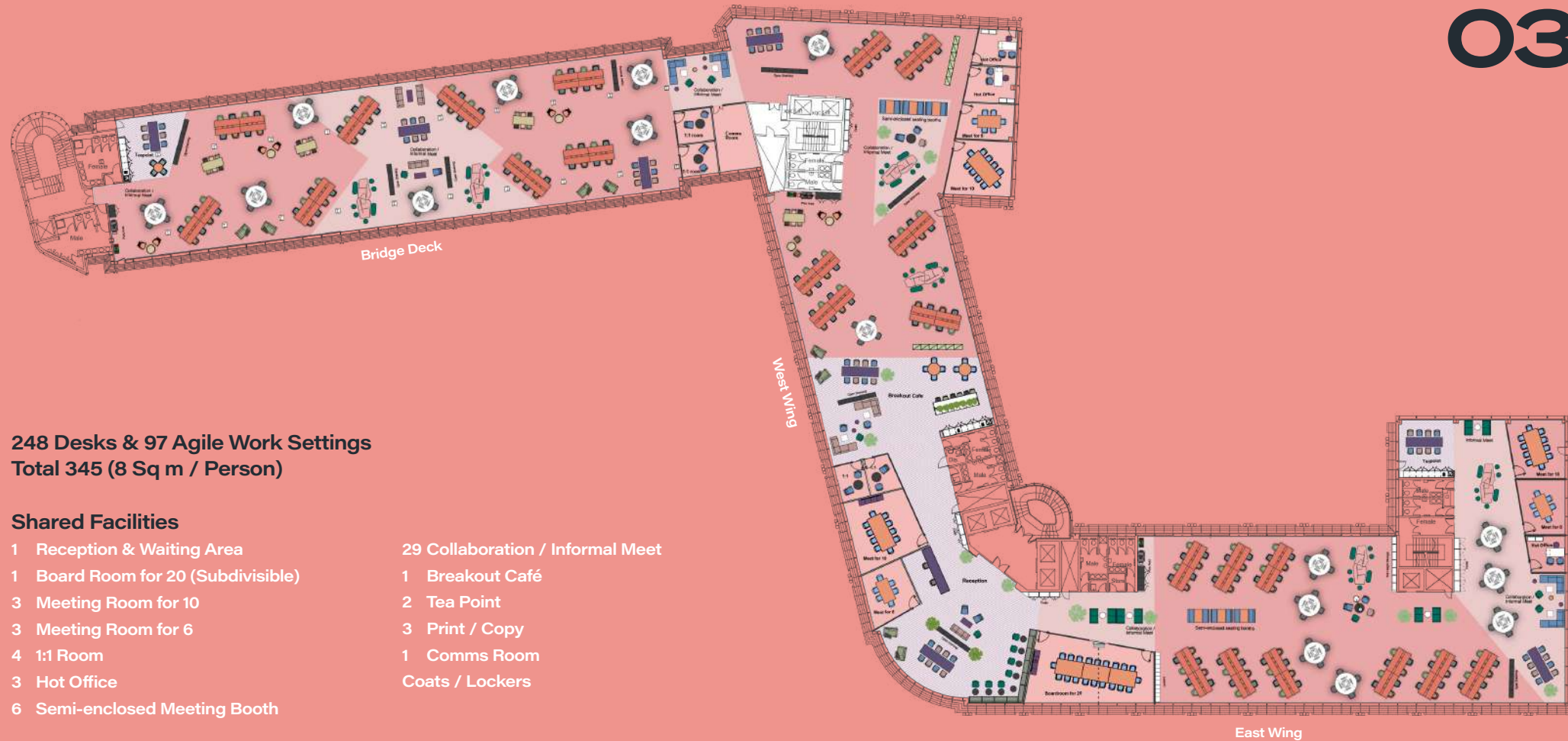
A wide-angle shot of a long, empty hallway. The ceiling is high with a grid of recessed square lights. The floor is made of large, light-colored tiles that reflect the overhead lights. On the left side, there is a long wall of windows with vertical blinds. On the right side, there are several wooden doors set into a white wall. The perspective is looking down the length of the hallway, creating a sense of depth.

COLUMN

FREE

Custom Workspaces

03



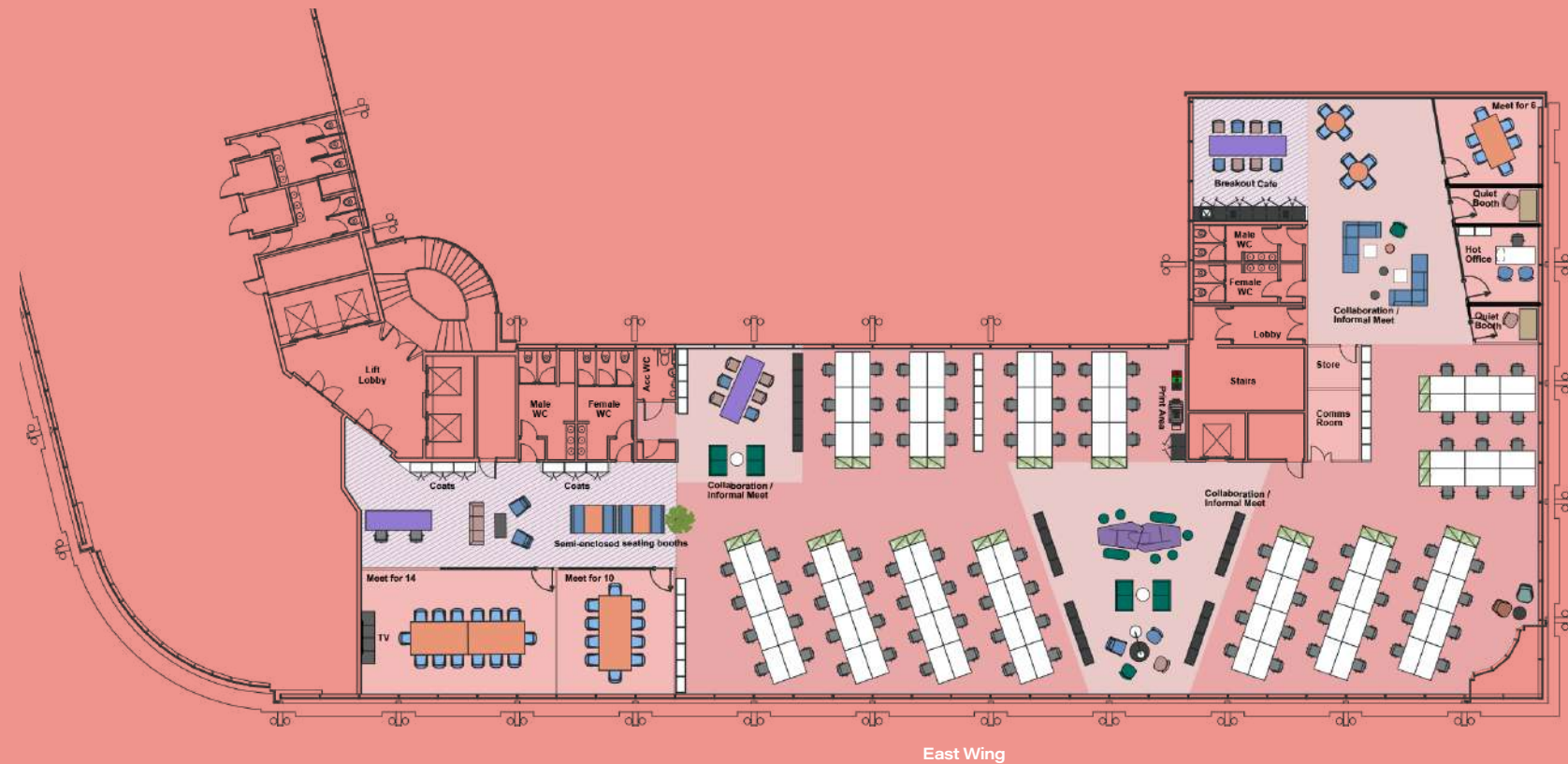
Custom Workspaces

O4

92 Desks
Professional Layout
Total 92 (10 Sq m / Person)

Shared Facilities

- 1 Reception & Waiting Area
- 1 Board Room for 14
- 1 Meeting Room for 10
- 1 Meeting Room for 6
- 2 Quiet Work Booths
- 1 Hot Office
- 2 Semi-enclosed Meeting Booth
- 9 Collaboration / Informal Meet
- 1 Breakout Café
- 1 Print / Copy
- 1 Comms Room
- 1 Store Room
- Coats / Lockers



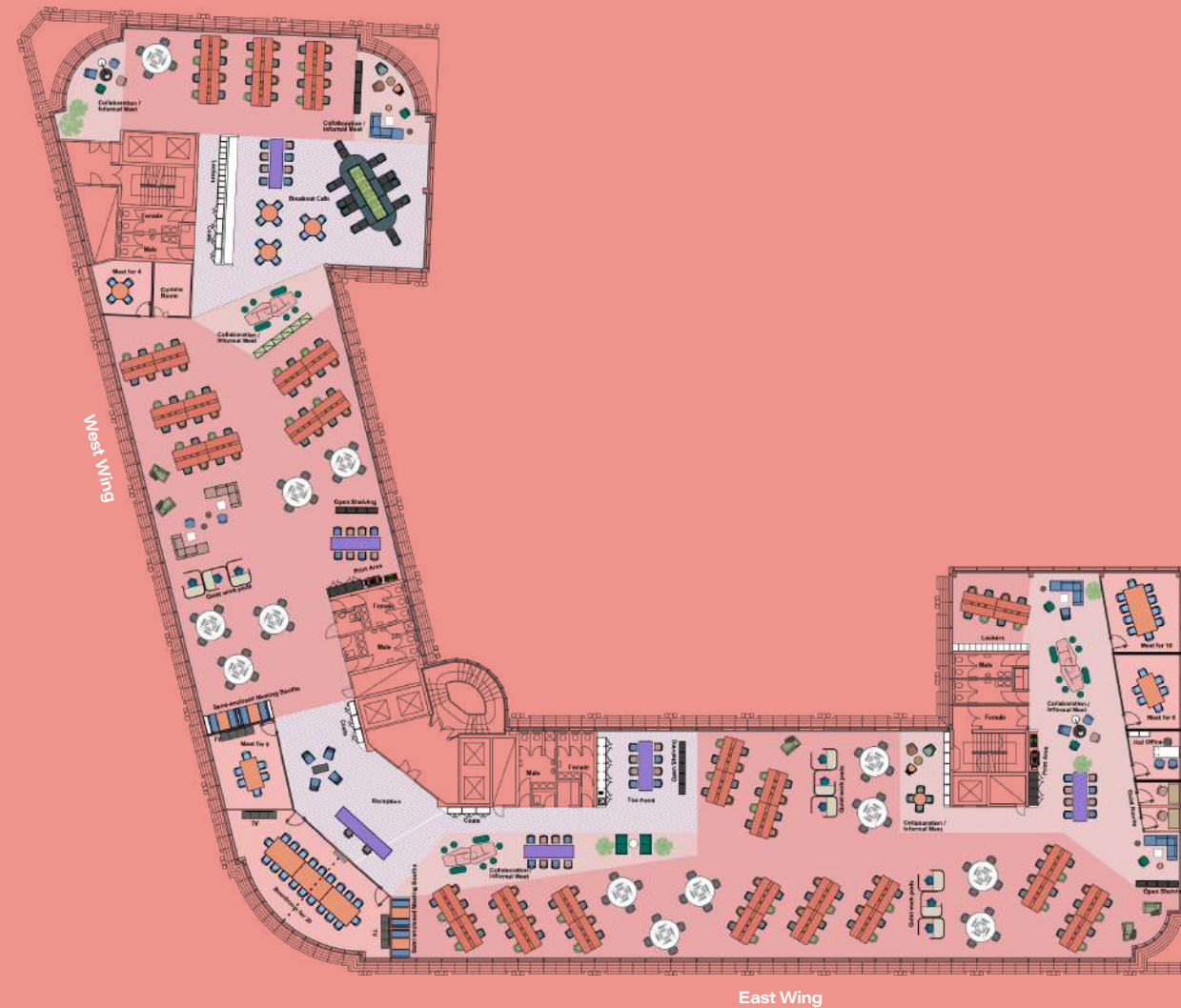
Custom Workspaces

05

213 Desks & 47 Agile Work Settings
Total 260 (8 Sq m / Person)

Shared Facilities

- 1 Reception & Waiting Area
- 1 Board Room for 20 (Subdivisible)
- 1 Meeting Room for 10
- 2 Meeting Room for 6
- 1 Meeting Room for 4
- 2 Quiet Room
- 1 Hot Office
- 9 Quiet Work Pod
- 4 Semi-enclosed Meeting Booth
- 10 Collaboration / Informal Meet
- 1 Breakout Café
- 1 Tea Point
- 2 Print / Copy
- 1 Comms Room
- Coats / Lockers





**Large column
free floor plates**



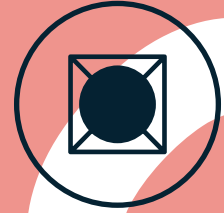
**Air
conditioning**



**Raised
access floor**

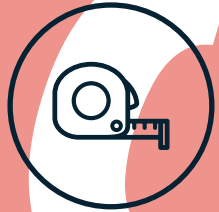


**Metal tiled
ceiling system**



**Recessed
LED lighting**

Specification at a glance



**4m slab to
slab height**



**Accessible
toilet facilities**



**Seven
passenger lifts**



**BMS for optimum
services control**



EPC rating

Cycling to work or going for a run at lunchtime?

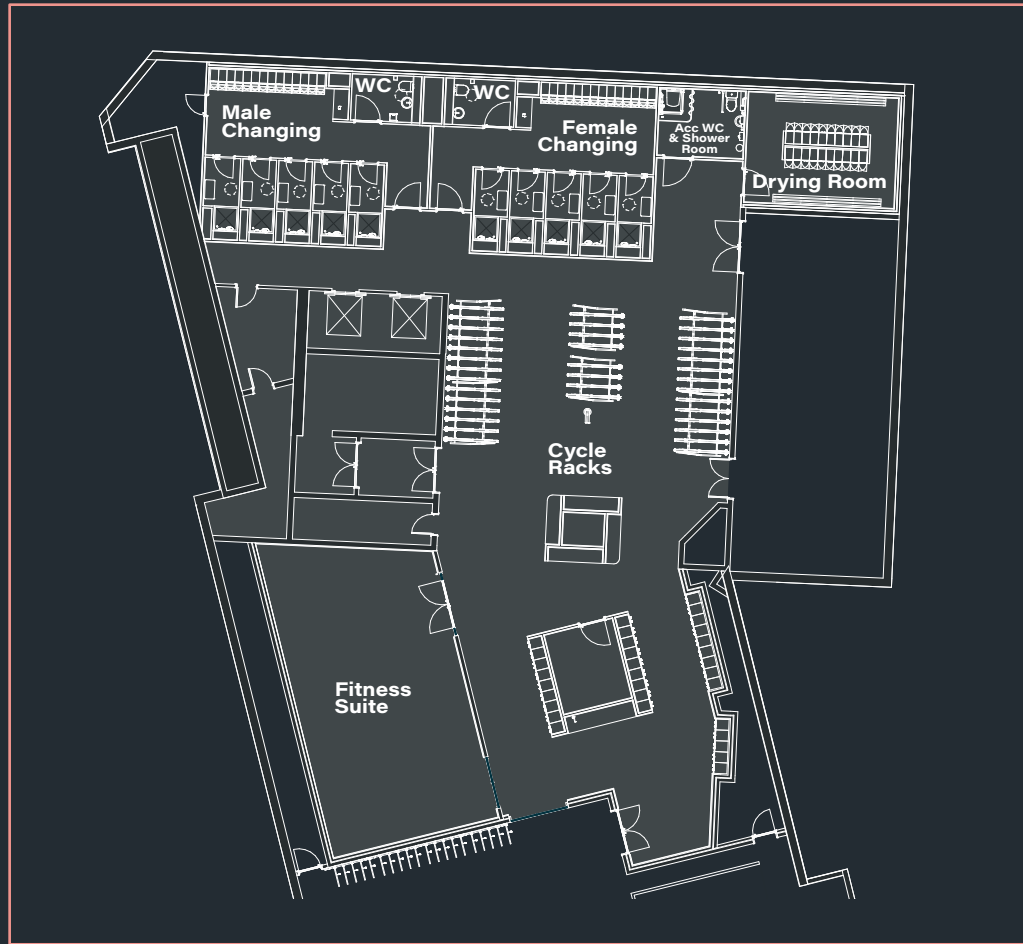
300 Bath Street has a new wellbeing amenity zone with a fully equipped gym, extensive accessible shower facilities, bike storage, lockers and a drying room.

Start your journey

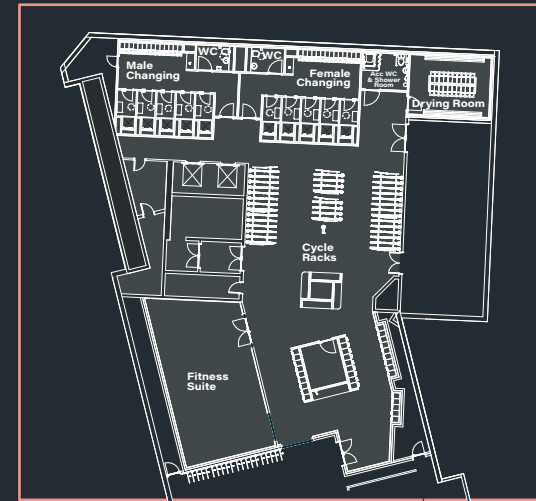


Wellbeing

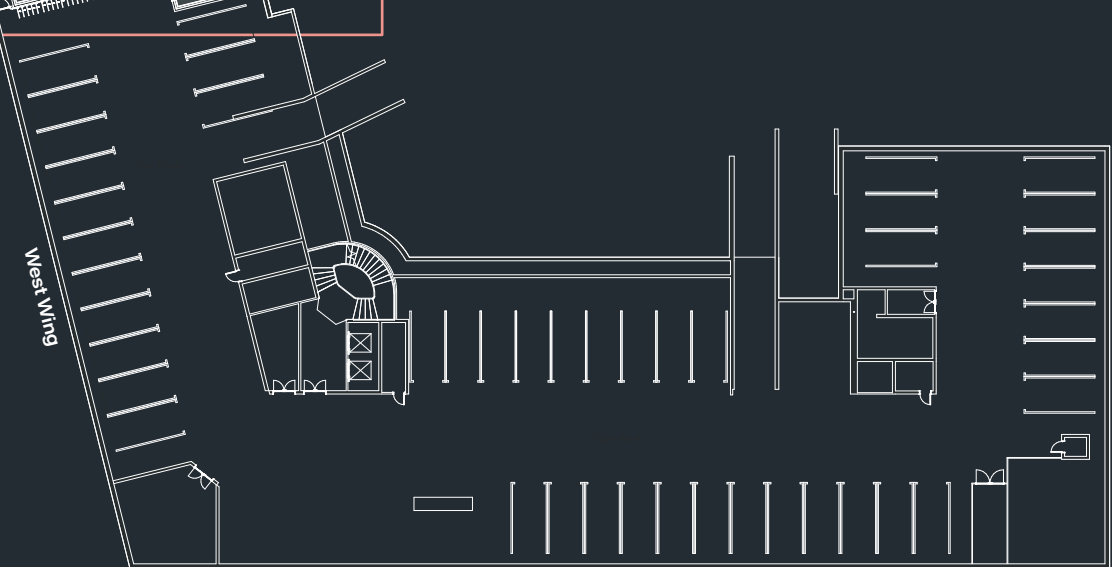
Amenity Zone



Wellbeing Amenity Zone

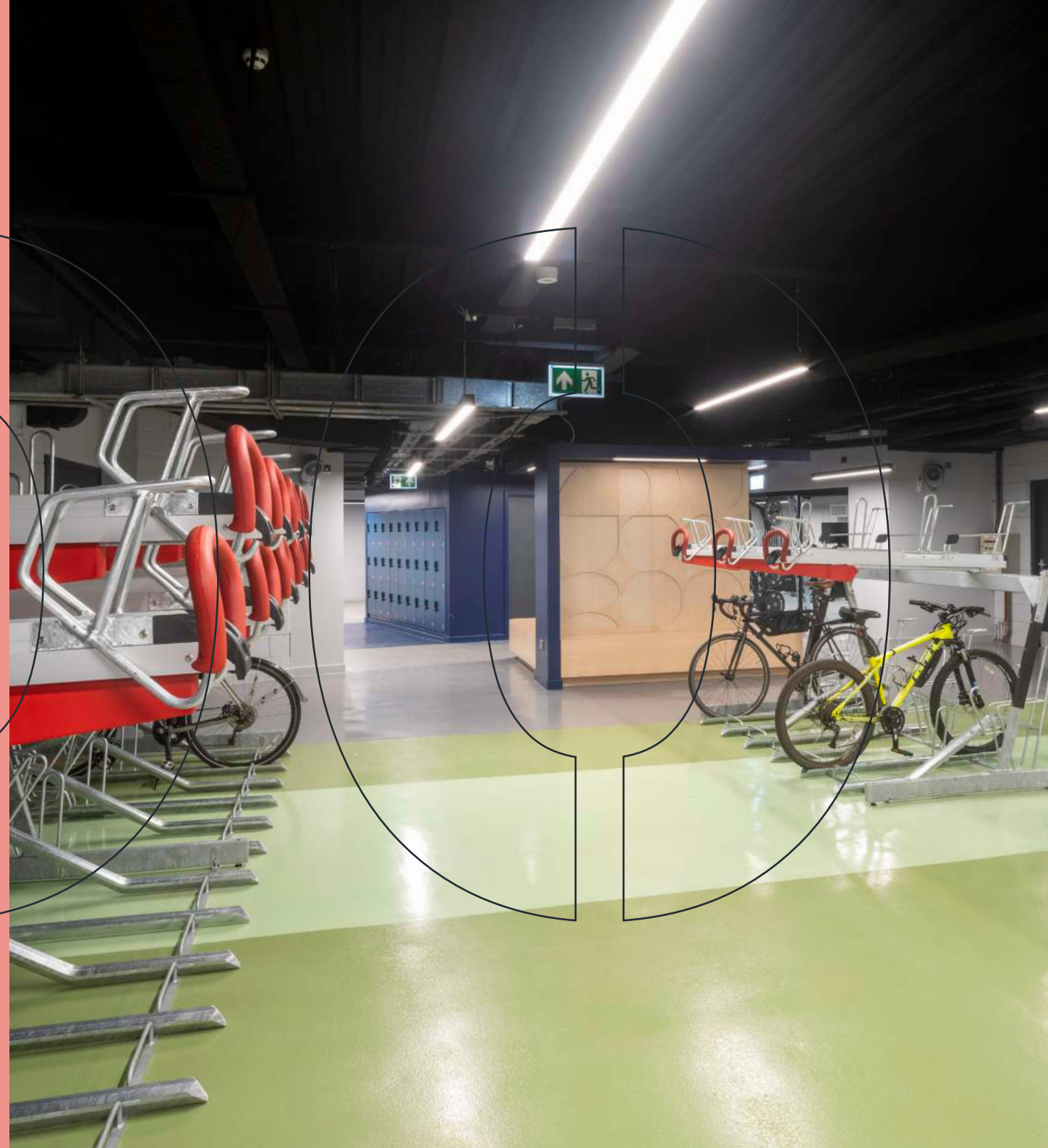


Basement



East Wing

West Wing





Wellbeing



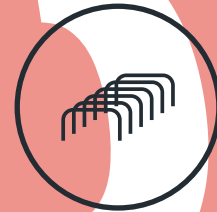
**120 storage
lockers**



**Designated
drying room**



**Accessible
shower and WC**



**52 cycle
racks**



**Cycle repair and
washing station**



**Fitness
suite**



**10 shower
cubicles**

at a glance

300 Bath Street is ideally situated at Charing Cross, where Glasgow's thriving West End merges with the city centre.

Where the City meets the West End





Tinderbox - 2 mins' walk



The King's Theatre - 2 mins' walk



Tesco Express - 9 mins' walk



Charing Cross - 2 mins' walk



Across the road from 300 Bath Street is the conveniently located Charing Cross Station which provides regular rail links to city suburbs, Edinburgh and beyond.

Within a few minutes' walk are lots of great spots for a bite to eat or afterwork drinks including bike friendly Sauchiehall Street just around the corner.

On your doorstep



Roya - 2 min walk



PureGym - 5 mins' walk



Baby Grand - 1 min walk



Dakota Hotel - 5 mins' walk



Stroll 10 minutes West away from the bustle of Sauchiehall Street and you'll discover some of the best cafés, restaurants and bars in Glasgow.

Joia - 10 mins' walk



The Finnieston - 10 mins' walk



The Gannet - 12 mins' walk



Kelvingrove Park - 10 mins' walk



Heading West

The Ben Nevis - 12 mins' walk



Silla Korean Restaurant - 13 mins' walk



Silla Korean Restaurant

Ox and Finch - 12 mins' walk



Kelvingrove Café - 12 mins' walk



Six by Nico - 12 mins' walk



El Jefe's - 13 mins' walk



Elegant Park Circus,
Kelvingrove Park and
Art Gallery & Museum.

You're within easy reach of Finnieston

**“One of the best places
to live in the UK”**

The Times, 2019



University of Glasgow

WEST END

PARK CIRCUS

Woodlands Rd

Pure Gym

St George's Cross Station

M8 J18

KELVINGROVE PARK
10 MINUTE WALK

FINNIESTON
10 MINUTE WALK

Sauchiehall St

300

Mitchell Library

Charing Cross Station

Scottish Power

St Vincent Plaza

Hilton Hotel

Anderston Station

M8 J19

FINANCIAL DISTRICT

Sauchiehall Street -
First Completed Avenues Project

Moda Development

Dakota Hotel

Malmaison

BLYTHSWOOD SQUARE

Glasgow School of Art

Connecting Glasgow

-  1 Minute Drive
M8 Motorway
Junction 18
-  2 Minute Walk
Charing Cross
Station
-  10 Minute Walk
Finnieston
-  10 Minute Walk
Kelvingrove Park
-  10 Minute Walk
Anderston Station

-  12 Minute Walk
Cowcaddens &
St George's Cross
Subway
-  14 Minute Drive
Glasgow Airport
-  15-18 Minute Walk
Queen Street and
Central Station

Distances

300 Bath Street is ideally situated at Charing Cross, where Glasgow's thriving West End merges with the city centre.

-  Subway Station
-  Train Station
-  Walking Times
-  Cycle Routes



at a glance



Space available to let on flexible lease terms to be agreed.

Further Information



300bathstreet.com

Ryden

Gillian Giles
gillian.giles@ryden.co.uk
07826 946 312

Tim Jacobsen
tim.jacobsen@ryden.co.uk
07787 183 341

AVISON YOUNG

Michael Facenna
michael.facenna@avisonyoung.com
07983 994 050

Paul Broad
paul.broad@avisonyoung.com
07921 933 666

CBRE

Sarah Hagen
sarah.hagen@cbre.com
07468 724 253

Martin Speirs
martin.speirs@cbre.com
07590 864 816

Regional REIT

Jo Moroney
jo.moroney@regionalreit.com
07774 679 616

Images in this publication are for indicative purposes only. Misdescriptions: Messrs Ryden LLP / Knight Frank / CBRE for themselves or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for uses and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them, as statements of fact but must satisfy themselves by inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden LLP / Knight Frank / CBRE has any authority to make or give any representations or warranty whatever in relation to this property. Prepared August 2025.