

45 WATERLOO ST.

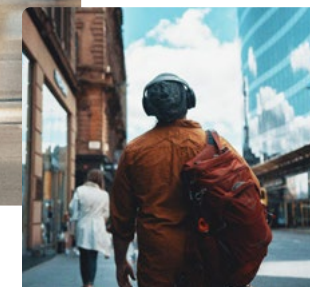
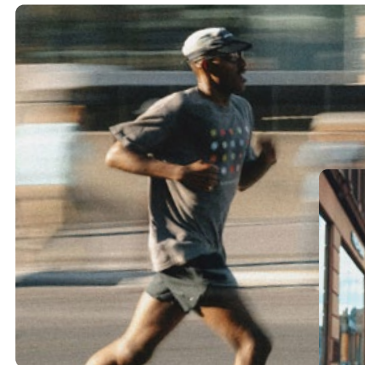
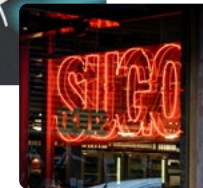
Glasgow \* G2

45

WATERLOO

ST.

In an era where the office must be more than just a desk, **45 WATERLOO ST.** delivers a compelling reason to *make the commute*. Following a comprehensive & *sophisticated refurbishment*, this isn't just a place to work—it's a *premier professional destination* designed to energise your workday from *the moment you arrive*. This is more than a building; this is *The Address*.



\*



# *The Established Address.*

A transformed arrival experience. The complete replacement of the existing entrance, will create an enhanced professional gateway that reflects the caliber of the building within. Every detail specifically designed to make a lasting first impression.



# *The Welcoming Address.*

Step inside 45 Waterloo St. and first impressions are redefined in our newly refurbished reception. The grandure of the light-filled atrium, combines contemporary décor with intuitive technology to create an inspiring gateway.



# The Thriving Address.

Our revitalised ground floor is the new social heartbeat of 45.

The combination of workspace, social space and amenity seamlessly blend work, wellness and connection.





# *The Elevating Address.*

Rise with the sun above the City in our new communal rooftop terrace. Designed with a sleek, contemporary fit-out, the north facing oasis will offer the perfect setting from morning coffee to evening events.



The detailed refurbishment of 45 Waterloo St. will transform the building into a premier business destination that seamlessly blends wellbeing with market-leading sustainability.



*The*

Detailed

Address.

Beyond the aesthetic upgrades, the building prioritises wellness and modern functionality through a comprehensive amenity package.



**\* REFURBISHED RECEPTION**

Welcoming front-of-house space for tenants / visitors.  
New slimline speed gates.

**\* SOCIAL BREAKOUT AREA**

Café lounge. Mix of loose furniture / fixed booths for flexible seating.  
Supports casual dining, socialising / informal team meetings.  
Adaptable layout with space for events / presenting (includes AV screen).

**\* GRAB & GO CAFÉ**

Quick service point for a variety of refreshments.  
Provides an alternative to full café dining.  
Flexible offer that can adapt to changing menus and demand.  
Large counter island & vending provision.

**\* GENDER NEUTRAL SUPERLOOS**

Self-contained, single-occupancy cubicles including toilet, sink, and hand-drying facilities.

**\* MALE / FEMALE CHANGING**

Luxury end journey facilities including showers, smart lockers and vanity areas.

**\* MULTI-USE MEETING ROOM**

Flexible spaces for meetings, workshops & content creation.  
Adaptable layouts to support collaboration or focused work.  
AV screen.  
Available for tenants to hire with screens & movable partitions.

**\* WELLNESS ROOM**

**\* ONSITE GYM**

Space to support physical health / mental wellbeing.  
Can include equipment for fitness and relaxation activities.

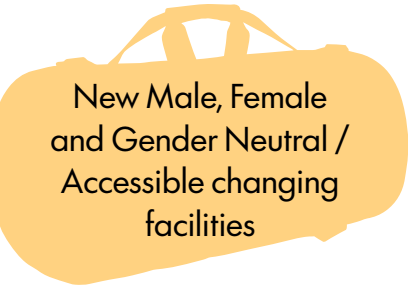
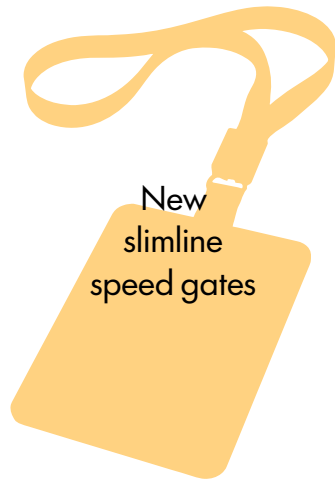
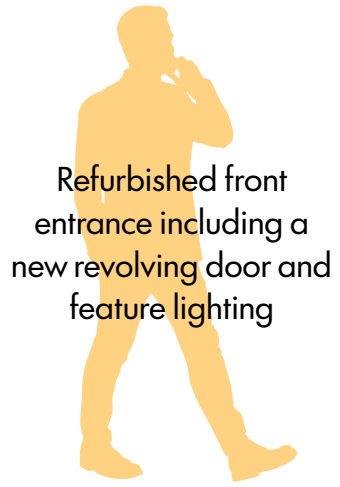
**\* BUSINESS LOUNGE**

More formal business lounge - power charging for laptop users.  
Comfortable space designed for focused individual work.  
Dedicated secondary entrance.

**\* PODCAST / MULTI MEDIA ROOM**

# Revitalised Ground Floor Offering.





New Male, Female and Gender Neutral / Accessible changing facilities





# The Social Address.

45 Waterloo Street is positioned within the IFSD and the traditional core City Centre, a location where polished corporate amenities blend with the grit and character of Glasgow's bustling social scene.

Within minutes' walk in any direction, hotels, cafés, bars and eateries are instantly accessible; catering to those in the area for business networking or to unwind after a long day.

Here is a selection of the top amenities on the doorstep...



# YOUR

# New

# FAVOURITE

# Local,

# FOUND



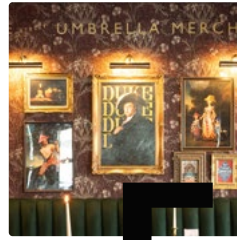
**SPRIGG**  
Fresh bowls, soup & sides  
*1 minute walk*



**RIOJA**  
Stylish yet relaxed dining space  
serving up elevated Iberian flavours  
*3 minute walk*

**THE DUKE'S UMBRELLA**

Gastro pub offering an  
amazing menu with twist  
*4 minute walk*



**BAO**

Glasgow's best bao  
buns & Taiwanese food  
*4 minute walk*



**PIECE**  
Speciality sandwiches  
& piece roast coffee  
*1 minute walk*

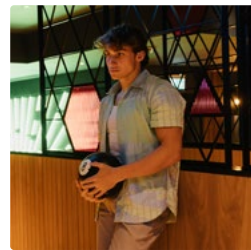
# FAVOURITE

**THE LAST BOOKSTORE**  
A haven for bookworms, food lovers,  
and cocktail aficionados alike  
*5 minute walk*



**VEGA RESTAURANT & BOWLING**

Scotland's best top floor bar with  
skyline views over the heart of the City  
*4 minute walk*



**HO WONG**

Extensive a la carte menu full of  
fresh, delicious Cantonese food  
*1 minute walk*



● CAFÉS

- 1 Sprigg
- 2 DOHO
- 3 Pret A Manger
- 4 Gordon St Coffee
- 5 Homemade
- 6 Piece
- 7 Caffe Nero
- 8 Fern
- 9 Starbucks
- 10 Blank Street

● RESTAURANTS

- 11 The Dukes Umbrella
- 12 Ho Wong
- 13 Rioja
- 14 Bao
- 15 Göst
- 16 Madurai
- 17 Mezcal
- 18 Turbin 75
- 19 Chaakoo Bombay Café
- 20 La Laterna
- 21 Buck's Bar
- 22 Alston Bar & Beef
- 23 Glaschu
- 24 Sugo
- 25 Gamba
- 26 Celetano's (Late Spring 2026)

● CONVENIENCE

- 27 Tesco Express
- 28 Co-op
- 29 M&S Food
- 30 Sainsbury's Local
- 31 Tesco Express
- 32 Lidl

● PARKING

- 33 Q-Park Waterloo Street
- 34 Q-Park Sauchiehall Street
- 35 Cadogan Square Car Park
- 36 NCP Glasgow Central Station
- 37 NCP Glasgow Mitchell St
- 38 King Street Car Park

● BARS

- 39 The Admiral Woods
- 40 Malo
- 41 The Noble
- 42 The Smokin' Fox
- 43 Clydeside Containers (Coming Soon)
- 44 Stereo
- 45 The Old Hairdressers
- 46 Tabac
- 47 The Last Bookstore
- 48 Devil of Brooklyn

● HOTELS

- 49 Hotel Indigo
- 50 ibis Styles
- 51 yotel
- 52 Radisson Blu
- 53 Motel One
- 54 vovo Grand Central
- 55 Kimpton Blythswood Sq. Hotel & Spa
- 56 Malmaison
- 57 Arthouse Glasgow (Late Spring 2026)
- 58 Clayton Hotel Glasgow

● SHOPPING

- 59 Princes Square
- 60 St Enoch Centre

● FITNESS

- 61 Puregym (Hope St)
- 62 The Gym (Bothwell St)
- 63 The Soul Works Studio
- 64 Puregym (Bath St)
- 65 Revolution Studios
- 66 BFT Glasgow Central

● ENTERTAINMENT

- 67 King Tut's Wah Wah Hut
- 68 Platform
- 69 Everyman Cinema
- 70 Escape Hunt
- 71 VEGA Restaurant & Bowling



Santander



SSE, Pinsent Masons, pwc, News Corp, Grant Thornton, ARCADIS

ADDLESHAW GODDARD

AIG, DAC BEACHCROFT

SPT

DIAGEO

AECOM, TRANSPORT SCOTLAND, MONEY, BNP PARIBAS

BOTHWELL ST.

Jacobs, COMPTONWEALTH SERVICES GLASGOW 2026

Blackadders, Bupa, Ryden

HLK

LAWRIE

Morgan Stanley



Gallagher Re, TESCO Bank

RYBKA, Allianz, BayWa re., WHITE OAK, fsb

ScotRail, MORTGAGE LENDER, Scottish Enterprise

HYMANS ROBERTSON, Ashurst, Aberdeen Constine

CENTRAL CHAMBERS (MULTIPLE BUSINESSES)

WATERLOO ST.



BUREAU VERITAS, Hapag-Lloyd, SSE

sky

CHUBB, dwf



Wescot, BARNETT WADDINGHAM, TLT, RBC, energy

DirectLine Group, NFU Mutual

Thompsons Solicitors, LEVY & MERRAE, CALLEDONIAN SLEEPER, COMMUNITY FUND

Reach

Weightmans

CADOGAN ST.

ONGOING OFFICE SPACE DEVELOPMENT

esure, NetworkRail

BALTIC CHAMBERS (MULTIPLE BUSINESSES)



CADOGAN SQUARE (MULTIPLE BUSINESSES)

HOLM ST.



AXA

AAC CLYDE SPACE

ARGYLE ST.

AtkinsRéalis, Burness Paull, SIEMENS, centrica, BDO, BT, HM Revenue & Customs

J.P.Morgan



- 45 Waterloo St.
- Car Park
- Residential
- Hotel
- Train Station
- Proposed Student Accom.

Ministry of Defence

HOPE ST.

*The*

Connected

Minimise travel time and maximise productivity.

Offering unparalleled connectivity to the modern workforce, Glasgow's transport network is not only readily accessible when you need it; it gets you from A to B with ease. Whether commuting across the City via e-bike or subway, or travelling further afield, by car, train or plane, 45 Waterloo Street benefits from Glasgow's premier transit hubs.

Address.

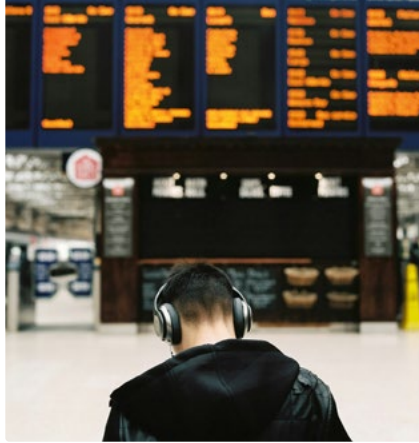




### GLASGOW CENTRAL STATION

More than just a transit hub, Glasgow Central Station is a Category A-listed masterpiece. As Scotland's busiest station, it connects you to the entire UK and the majority of Glasgow.

*2 minute walk*



### GLASGOW AIRPORT EXPRESS BUS

The Express is the fastest public transport, linking the City Centre to Glasgow Airport, utilising the M8 motorway to get you there in as little as 15 minutes. The quick link that bridges the gap between the heart of Glasgow and the runway.

*On your doorstep*



### GLASGOW AIRPORT

The City's international gateway, serving over 100 destinations worldwide, with 2026 seeing a significant surge in transatlantic and European connectivity.

*15 minutes or less by bus*



# 15 MINUTES *or Less.*



### VOI CITY BIKE HIRE

The City's cycle hire has gone 100% electric with VOI. Whether you're commuting from the Southside or exploring the West End, VOI e-bikes are the sleek, coral-colored keys to the City.

*Nearest Bike Rack - 2 minute walk*



### GLASGOW SUBWAY

The Glasgow Subway consists of two perfect circles (the Inner and the Outer), connecting 15 stations across the City Centre, South of the river and the vibrant West End.

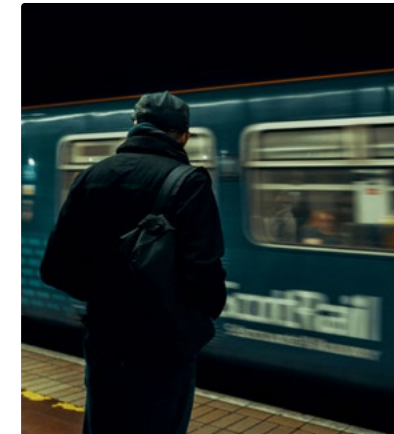
*Buchanan St. - 10 minute walk  
St Enoch - 9 minute walk*



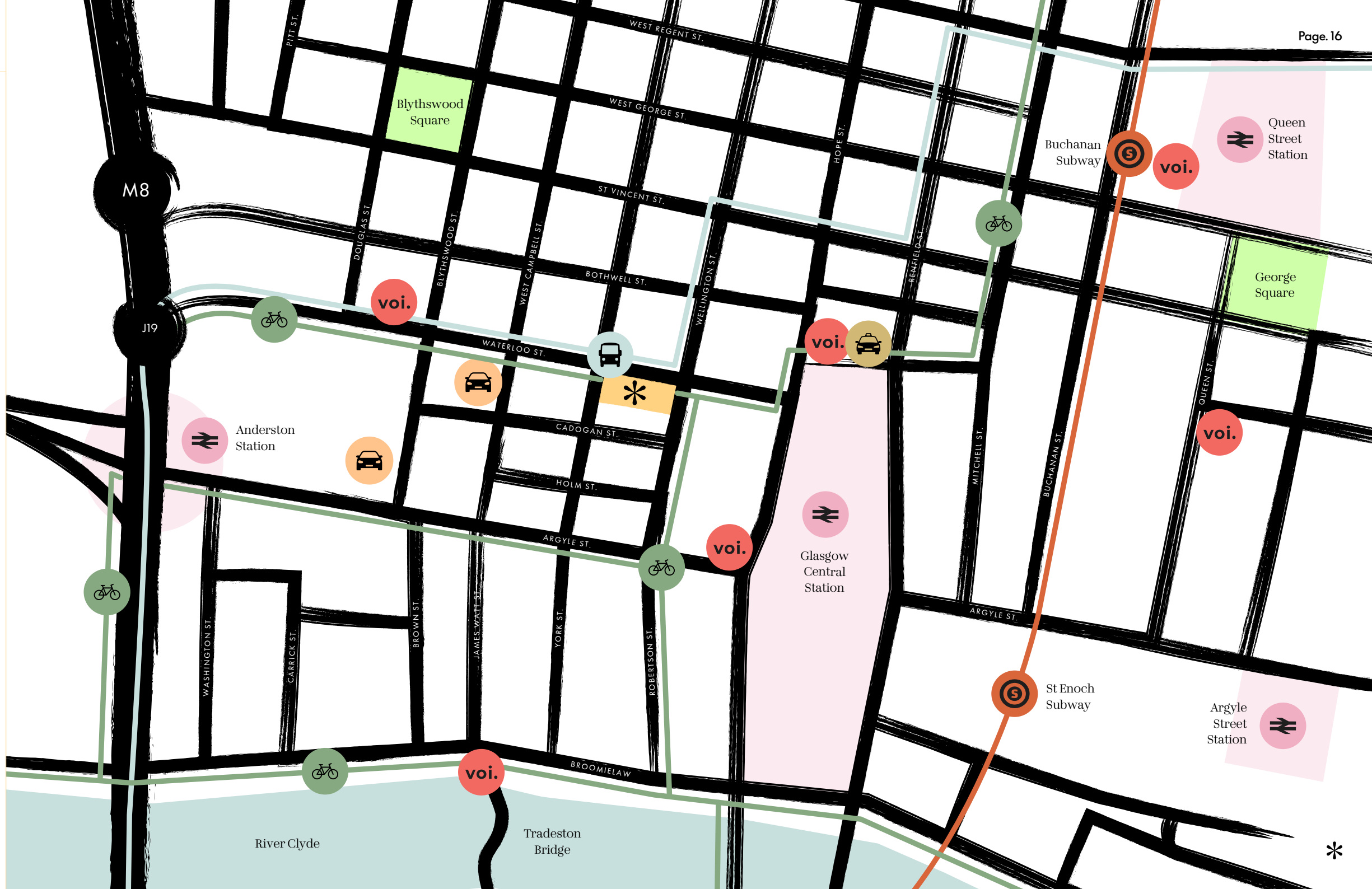
### QUEEN ST. STATION

Having undergone a spectacular £120 million transformation, the new Queen Street Station is primed to connect. The link between Glasgow and Edinburgh is one of the most efficient and high-frequency transit corridors in Europe.

*10 minute walk*



-  45 Waterloo St.
-  Car Parking
-  Nearest Taxi Rank
-  Airport Bus Stop / Route
-  VOI Bike Racks
-  Train Stations
-  Subway Stops
-  Cycle Lanes



45 Waterloo St. supports the diverse rhythms of the modern workday. This isn't just an office building; it's workspace designed to balance productivity with wellbeing.



# Accommodating



# Address.

# The

From the grand sense of arrival at reception, to the quiet retreats of the rooftop terrace, every square inch of 45 Waterloo St. has been considered to provide a seamless transition between collaborative and office spaces.

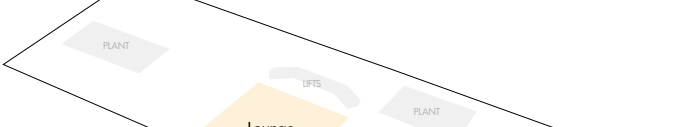
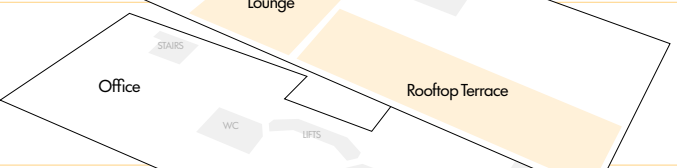
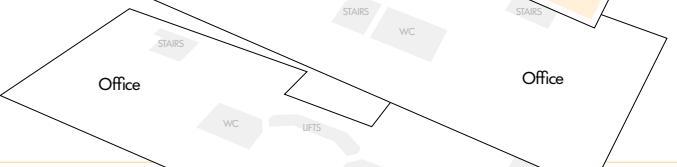
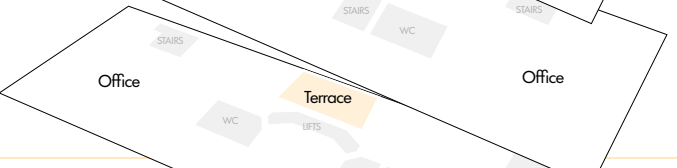
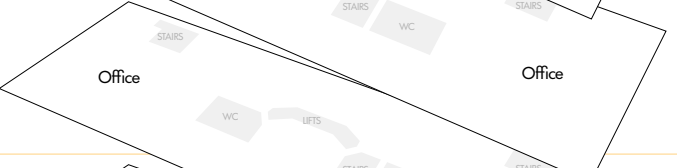
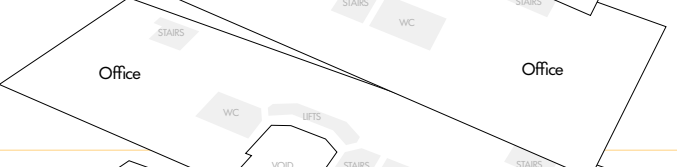
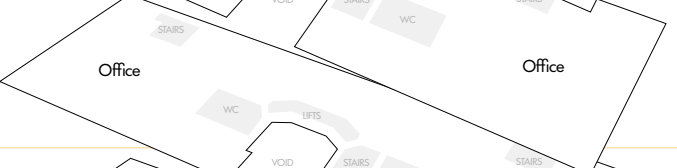


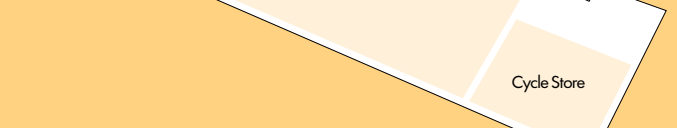
45 Waterloo St. affords occupiers the ability to offer their workforce an environment that truly rewards the commute.





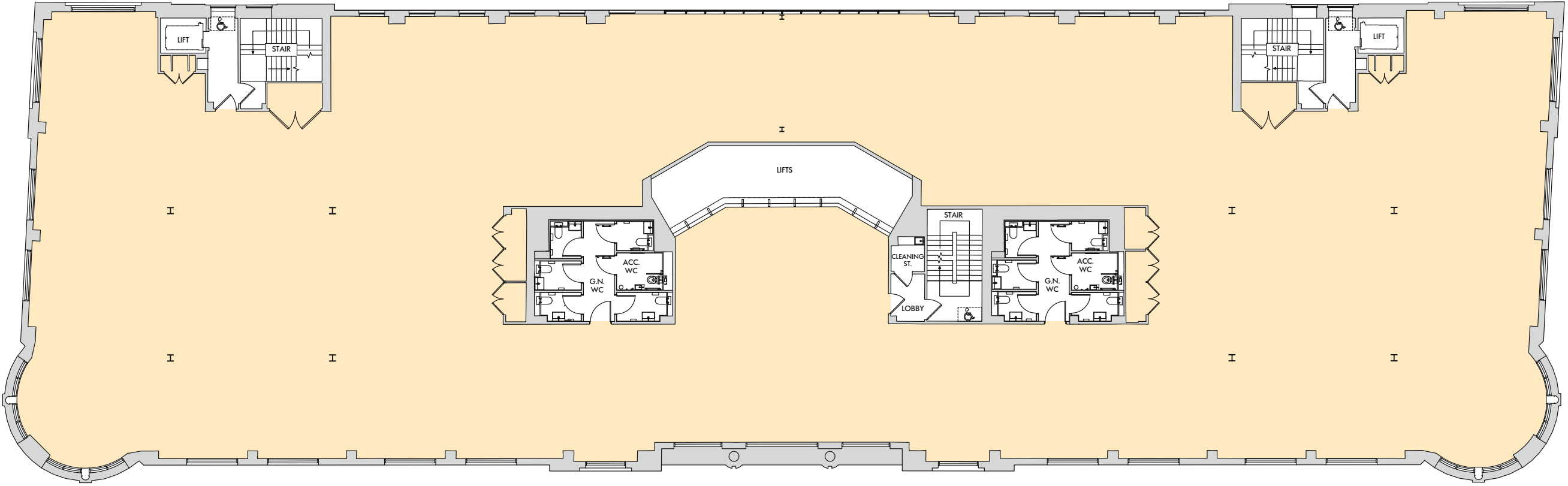
*95,890 sq ft*  
of Flexible,  
Modern Space



Roof		732 sq ft	Including: Lounge Area 732 sq ft Rooftop Terrace 1,744 sq ft
Sixth		13,380 sq ft	
Fifth		13,347 sq ft	
Fourth		15,123 sq ft	
Third		15,177 sq ft	
Second		13,659 sq ft	
First		13,616 sq ft	
Ground		6,803 sq ft	Including: East Office Suite 6,803 sq ft West Business Lounge 2,400 sq ft Reception 980 sq ft Onsite Gym 431 sq ft Wellness Room 242 sq ft
Basement			
TOTAL		95,890 sq ft	*

# Typical Floor Plate

15,177 sq ft



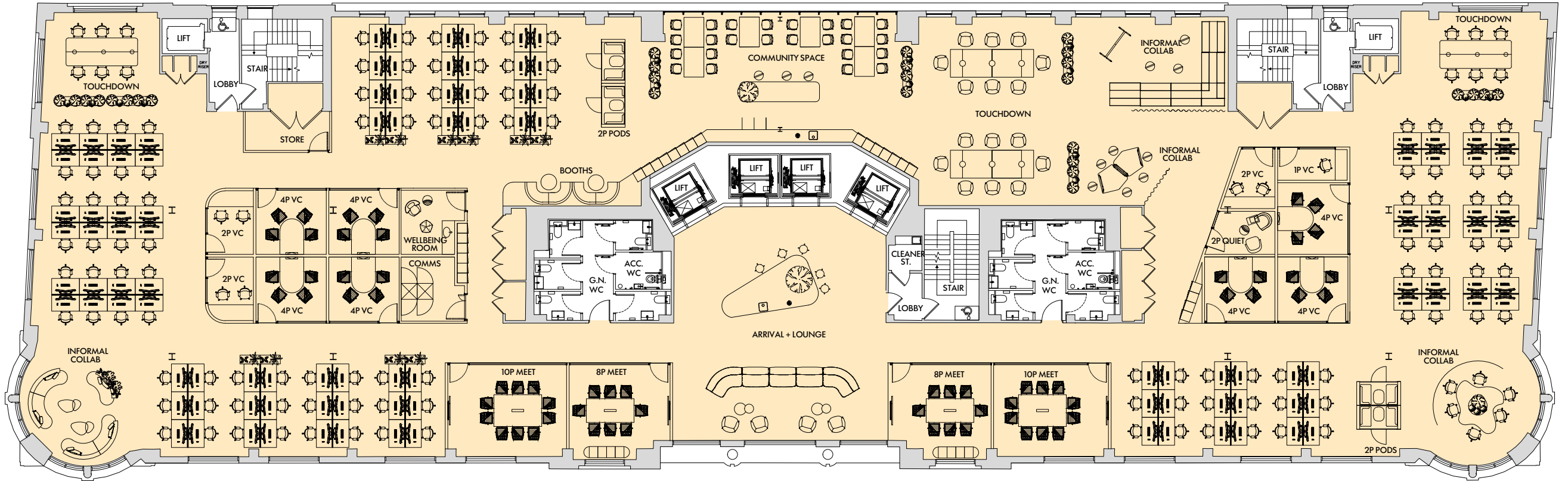
WATERLOO ST.



# Test Fit

## Typical Floor for Single Occupier / 15,177 sq ft

This option demonstrates a layout for a single occupier with a variety of work settings.



WATERLOO ST.

### STANDARD WORKING

114 Workstations  
Maximum Occupancy: 1:6 – 235 people

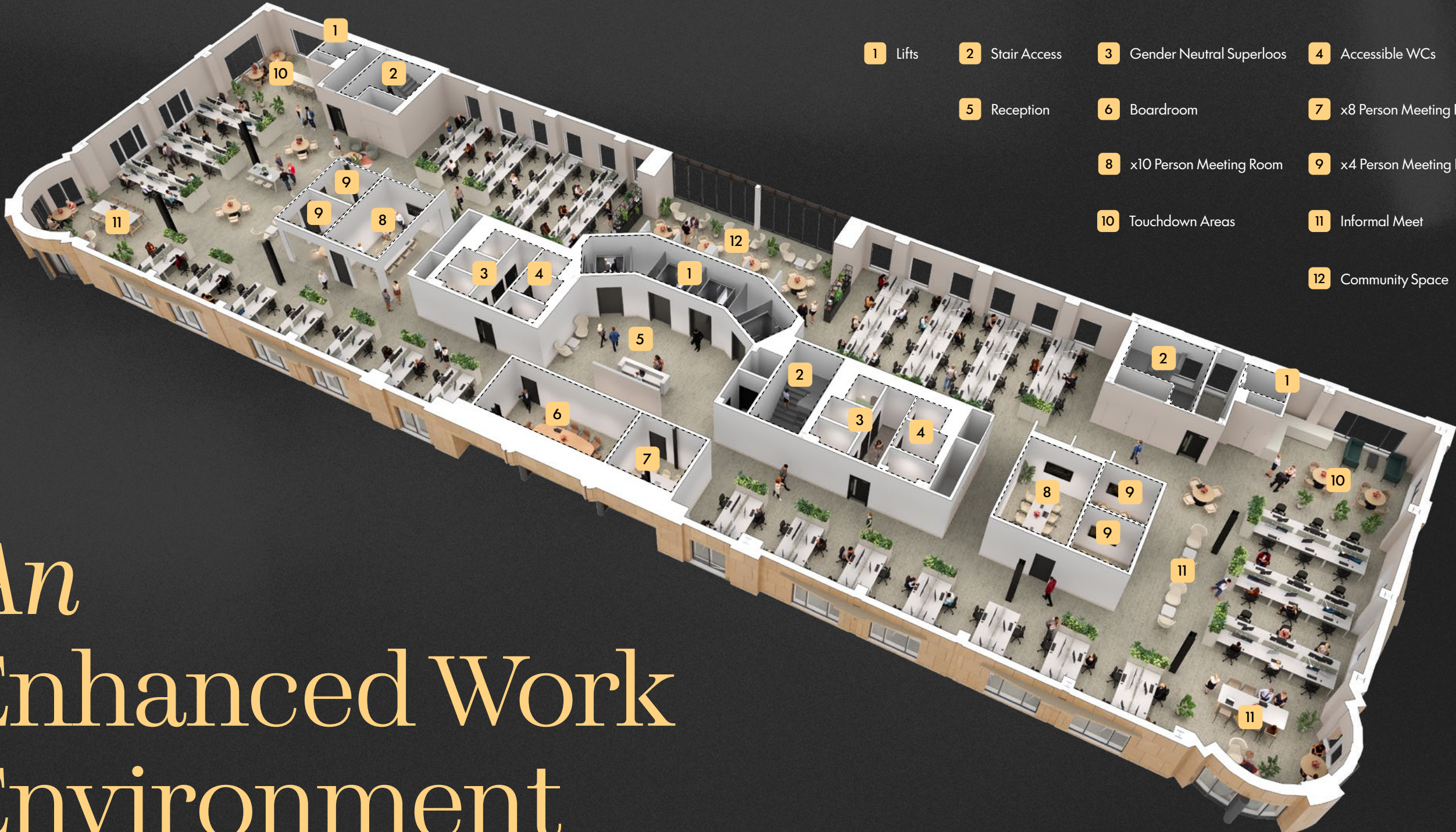
### SUPPORT FACILITIES

2 x 10 person meeting room  
2 x 8 person meeting room  
7 x 4 person VC room  
5 x Informal collab area  
1 x Arrival & tea-point  
4 x Touchdown table  
1 x Community space with flexible seating (incl. informal meeting & working space)

4 x 2-4 person pod  
4 x 1-2 person VC room  
1 x Quiet room  
1 x Store

1 x Comms room  
1 x Wellbeing room  
Lockers + coat storage

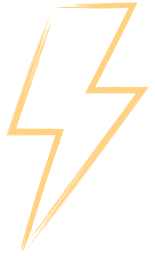




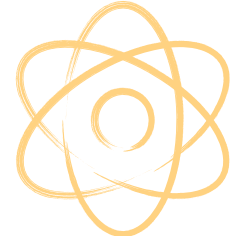
- 1 Lifts
- 2 Stair Access
- 3 Gender Neutral Superloos
- 4 Accessible WCs
- 5 Reception
- 6 Boardroom
- 7 x8 Person Meeting Room
- 8 x10 Person Meeting Room
- 9 x4 Person Meeting Room
- 10 Touchdown Areas
- 11 Informal Meet
- 12 Community Space

# An Enhanced Work Environment

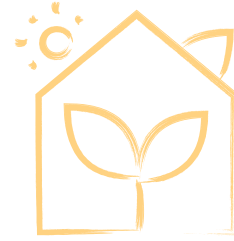




45 WATERLOO ST. IS COMPLETELY ELECTRIC



NO FOSSIL FUELS HAVE BEEN USED DURING THE REFURBISHMENT



DESIGNED TO ACHIEVE NET ZERO CARBON

*Operational energy in line with the UKGBC framework*



BREEAM 'EXCELLENT'

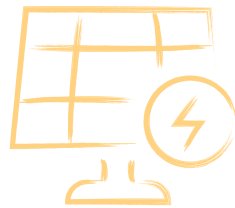
*A global sustainability certification for buildings*

# LOW IMPACT, *High Performance.*



THE ELECTRICITY SUPPLY WILL BE PROVIDED BY GOOD ENERGY

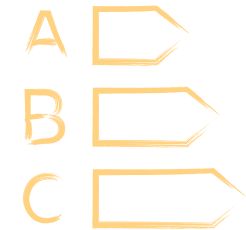
*Which is entirely supplied by renewable sources and is a B Corp certified company*



MAXIMISING ON SITE RENEWABLES SUCH AS SOLAR PHOTOVOLTAIC



UPFRONT CARBON IS LOWER THAN AN AVERAGE NEW BUILD



ACHIEVING AN EPC RATING OF 'A'



# 45 WATERLOO ST.

Glasgow \* G2

## FURTHER INFORMATION:

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