

66,500 Sq Ft of
Superior Workspace
that Satisfies
All the Senses



Five Cadogan

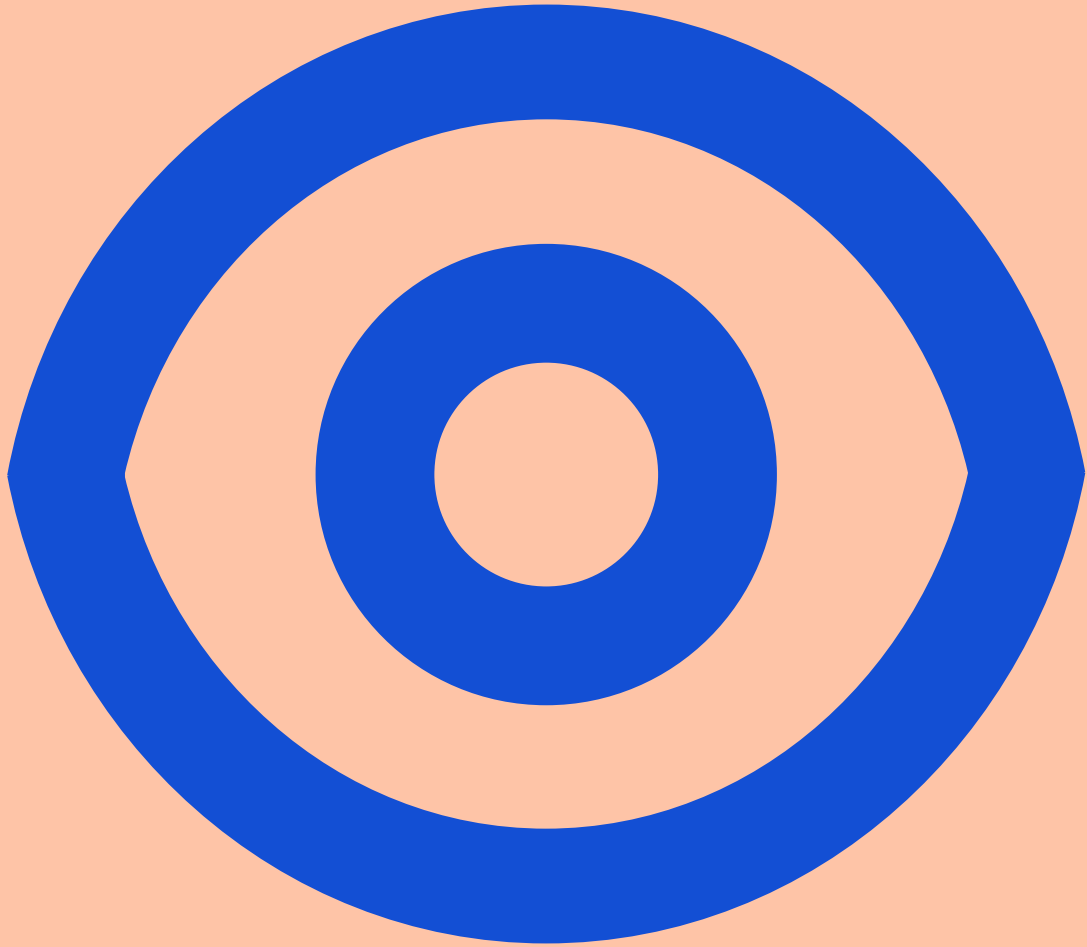


Our five senses – sight,
hearing, smell, taste
and touch are essential
to how we experience and
interact with the world.

Five Cadogan offers
66,500 Sq Ft of superior
workspace that satisfies
all the senses.



Five Cadogan



A SIGHT FOR SORE EYES



A VISION TO BEHOLD

06

Five Cadogan has been comprehensively rejuvenated inside and out - creating a striking first impression.

The revitalised building delivers on the needs of the modern occupier.



Five Cadogan

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**LOOK
&
FEEL**

BREEAM 'Excellent'



Market leading ground floor common amenity



Common cafe in double height reception area



EPC A



Fully electric (from renewable sources)



CAT A+ available on ground and 1st floors



Brand new VRF heating & cooling systems throughout



Enhanced exterior façade



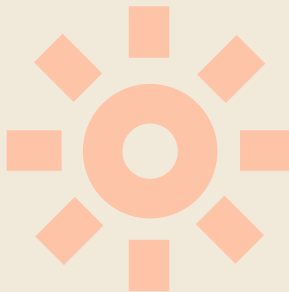
New reception with host service



Modern exposed ceilings



Sky lounge with rooftop function suite





IN
FULL
VIEW

	Glazed Atrium	Roof Terrace / Plant 3,928 Sq Ft			Sky Lounge
					Floor 06 9,558 Sq Ft
Floor 05 Private Terrace					Floor 05 10,290 Sq Ft
					Floor 04 10,505 Sq Ft
					Floor 03 10,473 Sq Ft
					Floor 02 10,473 Sq Ft
CAT A+ Office 8,977 Sq Ft					Cafe / Co-working Spaces 2,734 Sq Ft
CAT A+ Office 6,243 Sq Ft					
	Car Park		Gym & Yoga Space	End of Travel Facilities	Basement Amenities 2,400 Sq Ft

Five Cadogan



**THE SWEET SMELL
OF SUCCESS**



WAKE UP & SMELL THE COFFEE

Setting the tone, the immediacy of the repurposed lobby at ground level showcases Five Cadogan's offering. Welcoming reception, fashionable breakout areas, instant workspace with amenities aplenty - a spectacular point of arrival and a feast for the senses.





NOSE FOR BUSINESS



- Reception
- Community Welcome Bar
- Breakout
- Huddle Space / Collaboration
- Kitchenette
- Focus Rooms
- Superloos
- Meeting Rooms
- Collaborative Area
- Booths

Five Cadogan





SAFE & SOUND



KEEP YOUR EAR TO THE GROUND

For the healthy commuter, the gym enthusiast or the cinefile; the 2,400 Sq Ft lower ground facilities at Five Cadogan are abundant; catering to all requirements. From secure parking and wellness facilities to cinema room and storage - a safe and sound space in every sense of the word.





SURROUND SOUND



Vertical Connecting Staircase
Community Tea Point
Huddle Area
Wellness Pods
Presentation / Cinema Room
Yoga Suite / Multifaith Room
Gymnasium
Bike Store / Parking Bays
Changing Room
Shower Rooms
Lockers
Drying Room
EV Car Charge / DDA / Parking
DDA WC / Shower Room
Cleaners Cupboard
Motorcycle Bays





HIGH FIVE



**FEEL
THE
SUN**

26

Five Cadogan's 3,928 Sq Ft communal terrace and Sky Lounge not only offers stunning rooftop breakout and collaboration space but also affords the opportunity to host spectacular events with city skyline views.





PRESS THE FLESH



Bar area with 24 seats
External seating for 36
2x 'Igloo pods' seating 14
W/C on this level
32 PV Panels

Five Cadogan

5



A SENSE OF SPACE

5

32



Five Cadogan



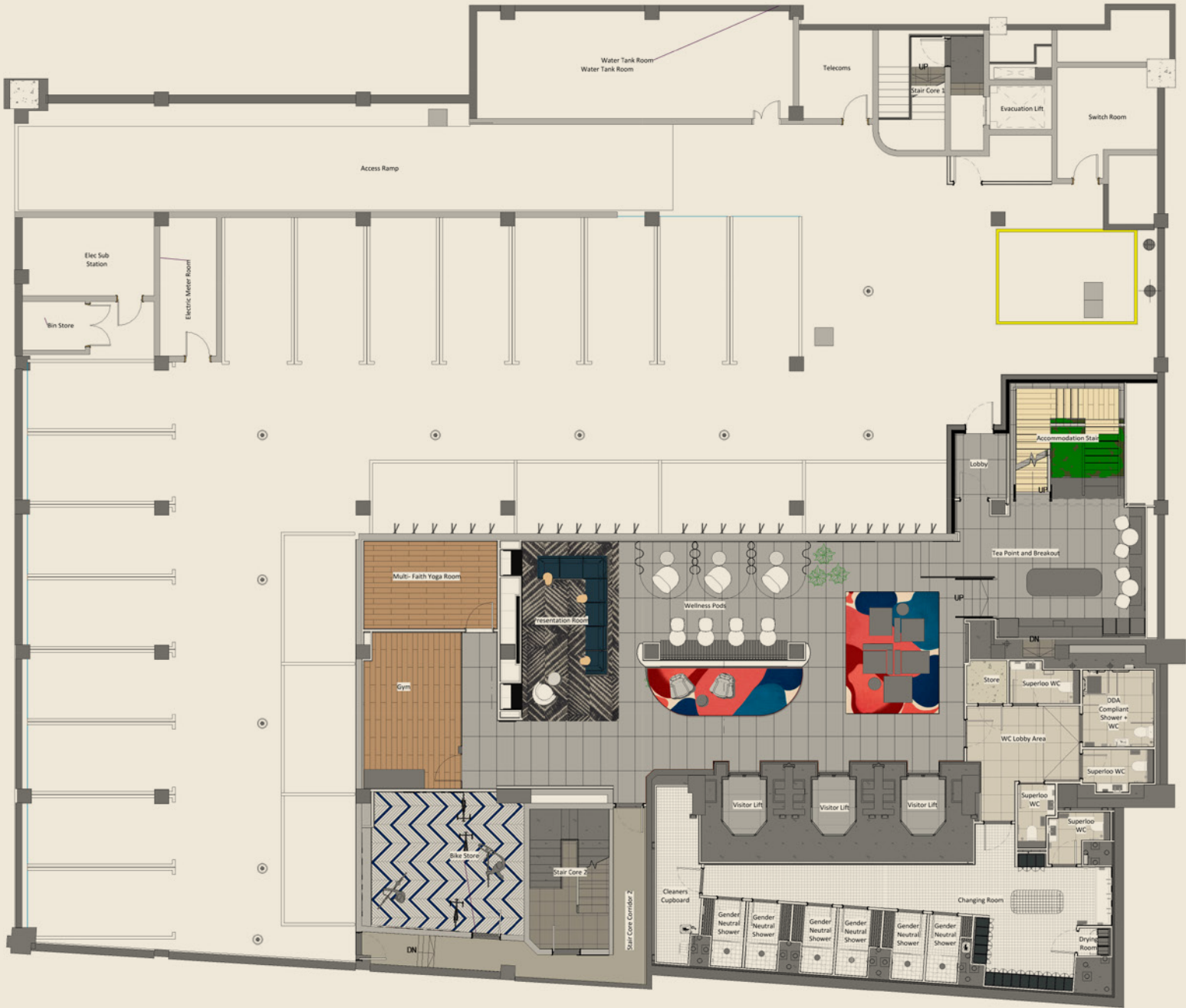
Floor: Five	Workstations:	84
	4P Meeting Room:	01
	6P Meeting Room:	02
	1P Focus Room:	03
	Open Collaboration:	06
	4P Phone Booth:	02
	Lounge:	06
	Tea Point:	01
	Reception:	01
	Comms Room:	01



FLOOR: BASEMENT

36

- Vertical Connecting Staircase
- Community Tea Point
- Huddle Area
- Wellness Pods
- Presentation / Cinema Room
- Yoga Suite / Multifaith Room
- Gymnasium
- Bike Store / Parking Bays
- Changing Room
- Shower Rooms
- Lockers
- Drying Room
- EV Car Charge / DDA / Parking
- DDA WC / Shower Room
- Cleaners Cupboard
- Motorcycle Bays



FLOOR: GROUND

38

- Reception
- Community Welcome Bar
- Breakout
- Huddle Space / Collaboration
- Kitchenette
- Focus Rooms
- Superloos
- Meeting Rooms
- Collaborative Area
- Booths



FLOOR: GROUND

40

Delivered in Cat A+	
Workstations:	48
Dedicated Kitchen:	01
Collaboration / Touchdown:	02
Dedicated Meeting Room:	04
Dedicated Reception:	01
Private Pods:	02
Comms Room:	01



FLOOR: ONE

42

Delivered in Cat A+	
Workstations:	76
6p Meeting Room:	03
1p Focus Room:	02
Open Collaboration:	04
4p Phone Booth:	02
Lounge:	03
Tea Point:	01
Reception:	01
Comms Room:	01



FLOOR: TYPICAL

44

Sample layout	
Workstations:	84
4P Meeting Room:	01
6P Meeting Room:	02
1P Focus Room:	03
Open Collaboration:	06
4P Phone Booth:	02
Lounge:	06
Tea Point:	01
Reception:	01
Comms Room:	01



FLOOR: ROOF

- Bar area with 24 seats
- External seating for 36
- 2x 'Igloo pods' seating 14
- W/C on this level
- 121 PV Panels (TBC)





IN GOOD TASTE



FIVE A DAY

As you'll see, Five Cadogan's location is second to none when it comes to local amenity.

From contemporary, cosy pubs to independant sandwich shops, here's Five of the best from the immediate area.

Experience cosy pub vibes, craft brews and hearty eats in a welcoming setting that's perfect for socialising and relaxing.



Cosy watering hole featuring a menu of beer, wine & creative signature cocktails in a contemporary space.

Fast, fresh and fantastic Taiwanese food ready when you are.



Serving up fresh ingredients in the form of salads, snacks and amazing coffee.

Proudly independent. Est 2008. Speciality sandwiches & Piece roast coffee.



01	Piece
02	The Duke's Umbrella
03	Tabac
04	Bao
05	Sprigg



MOUTH WATERING

Five Cadogan

CAFÉS
01 Pret A Manger
02 Tinderbox
03 Gordon St Coffee
04 Costa Coffee
05 Caffè Nero
06 Piece
07 Wolf Italian Street Food
08 Fern Coffee Bar
09 Starbucks
10 Caffè Nero
11 Launch Coffee
12 Cafe Milano

RESTAURANTS
01 Pizza Punks
02 Topolobamba
03 Bar Soba
04 Sugo
05 Bread Meats Bread
06 Miller and Carter
07 Gaucho
08 Glaschu
09 Alston Bar & Beef
10 Zizzi
11 Buck's Bar
12 La Lanterna
13 Scamp
14 Gost
15 The Ivy
16 Chaakoo Bombay Café
17 Ho Wong
18 Nando's
19 Turbine 75
20 Mezcal
21 Bao

SHOPPING
01 Buchanan Galleries
02 Princes Square
03 St Enoch Centre

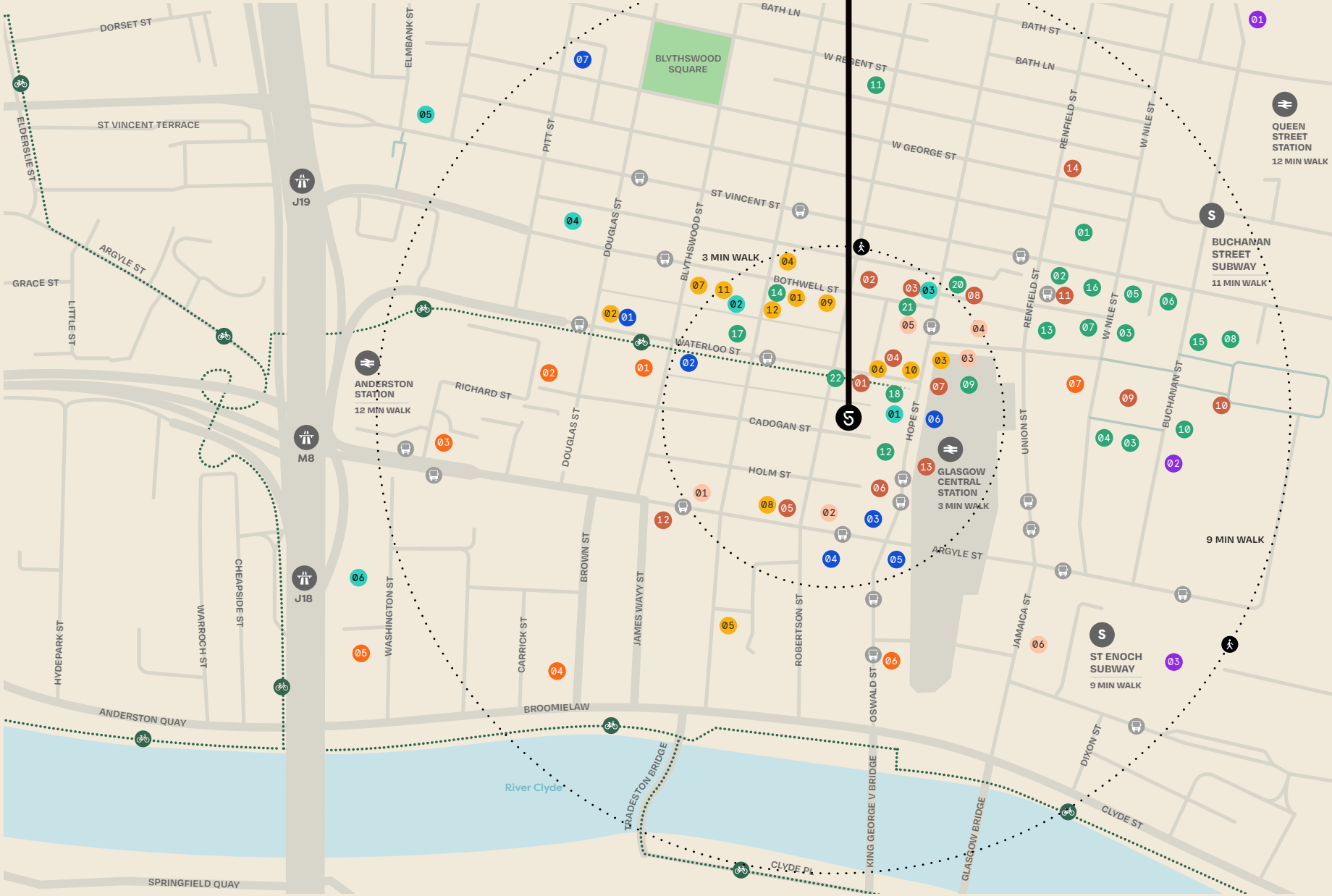
GYMS
01 PureGym
02 F45 Fitness
03 Beat Theory Fitness
04 The Gym Group
05 Revolution Spin
06 Two Birds Fitness

BARS
01 The Admiral Woods
02 Bavaria Brauhaus
03 63rd + 1st
04 The Smokin' Fox
05 The Waterloo
06 The Solid Rock Café
07 Champagne Central
08 Stereo
09 Tabac
10 The Social
11 Revolución de Cuba
12 The Duke's Umbrella
13 26 Hope Street
14 Devil of Brooklyn

GROCERIES
01 Tesco Express
02 Co-op
03 M&S Food
04 Sainsbury's Local
05 Tesco Express
06 Lidl

HOTELS
01 ibis Styles
02 Hotel Indigo
03 Yotel
04 Radisson Blu
05 Motel One
06 voco Grand Central
07 Malmaison

PARKING
01 Q-Park Waterloo Street
02 Cadogan Square Car Park
03 500 Argyle St Parking
04 Brown St Car Park
05 Washington Street Car Park
06 NCP Glasgow Central Station
07 NCP Glasgow Mitchell St



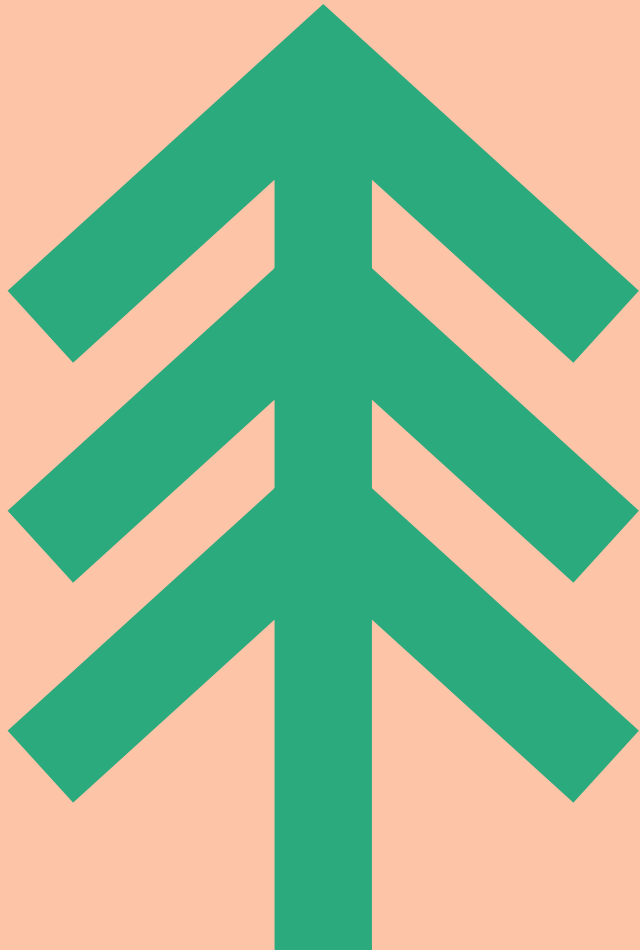


TASTE
BUDS

	NEIGHBOURING OCCUPIERS
01	Scottish Power
02	KPMG
03	Santander
04	Diageo
05	Morgan Stanley
06	Virgin Money
07	AXA
08	Ministry of Defence
09	Chubb
10	Pinsent Masons
11	NFU
12	Jacobs
13	OVO Energy
14	Esure
15	SSE
16	JPMorganChase
17	HM Revenue & Customs
18	Morton Fraser Macroberts
19	Lloyds
20	Scottish Government
21	Department for Work & Pensions
22	Scottish Courts & Tribunals Service
23	BT
24	Scottish Government
25	Barclays

Five Cadogan





ENERGY & CARBON
Carbon Neutral Development
Net Zero Operational Carbon*
On site EV charging facilities
Energy efficient VRF system to reduce operational energy
On site renewable energy
32 PV panels on the roof
Lower embodied carbon through specification of green materials

(*dependent on electricity supply throughout operational use and offsetting residual emissions)

TRANSPORT & ACTIVE TRAVEL
Prime City Centre Location
12 minutes from Glasgow Airport
Secure cycle storage with 42 spaces
Changing Facilities and drying lockers
Parking for 20 vehicles

EXTERNALLY BENCHMARKED
EPC 'A' rated
Targeted BREEAM Excellent
WELL Platinum (Pre-Assessment)

GOOD SENSE

CIRCULAR ECONOMY & WASTE MANAGEMENT
Re-use of raised access floor throughout the project
100% of construction waste to be diverted from landfill

BIODIVERSITY
The project boasts a Biodiversity Net Gain
Green roof and planting scheme to increase biodiversity
Installation of bird and bat boxes to aid breeding
Pollinator strategy with native flora and fauna

HEALTH & WELLBEING
Low VOC products specified throughout the building
Communal landscaped rooftop terrace
Ventilation rate of 14 l/s per person
On site fitness studio
Wellbeing pods
Communal Cinema room



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GET IN TOUCH

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fivecadogan.com