

60 York Street
Glasgow G2 8JX

CAPELLA

Last Remaining Suite
of 4,875 Sq Ft

[VIEW FILM](#)

GRADE A CAT A+ FULLY FITTED WORKSPACE



CAPELLA

REVITALISED RIVERSIDE LOCATION

CAPELLA



STUDENT
LOANS
COMPANY

BARCLAYS

SCOTTISH GOVERNMENT

TAYLOR HOPKINSON

EDF ENERGY

JP MORGAN

CAPELLA

BROOMIELAW

BT

SCOTTISH GOVERNMENT

HMRC

ATKINSRÉALIS / BDO /
BURNES PAULL /
BRITISH GAS / SIEMENS

J.P.Morgan



AN ICON WITH A NEW BEAT

CAPELLA



Over 15,000 people live and work in the Broomielaw district



Occupiers include Barclays, HMRC, JP Morgan, DWP, Scottish Courts & Tribunals, Student Loans, BT, Ministry of Defence, Burness Paull, SQA, Siemens, AtkinsRéalis and BDO



New public walkway and soft landscaping combine to create an oasis of urban green space in the heart of the city



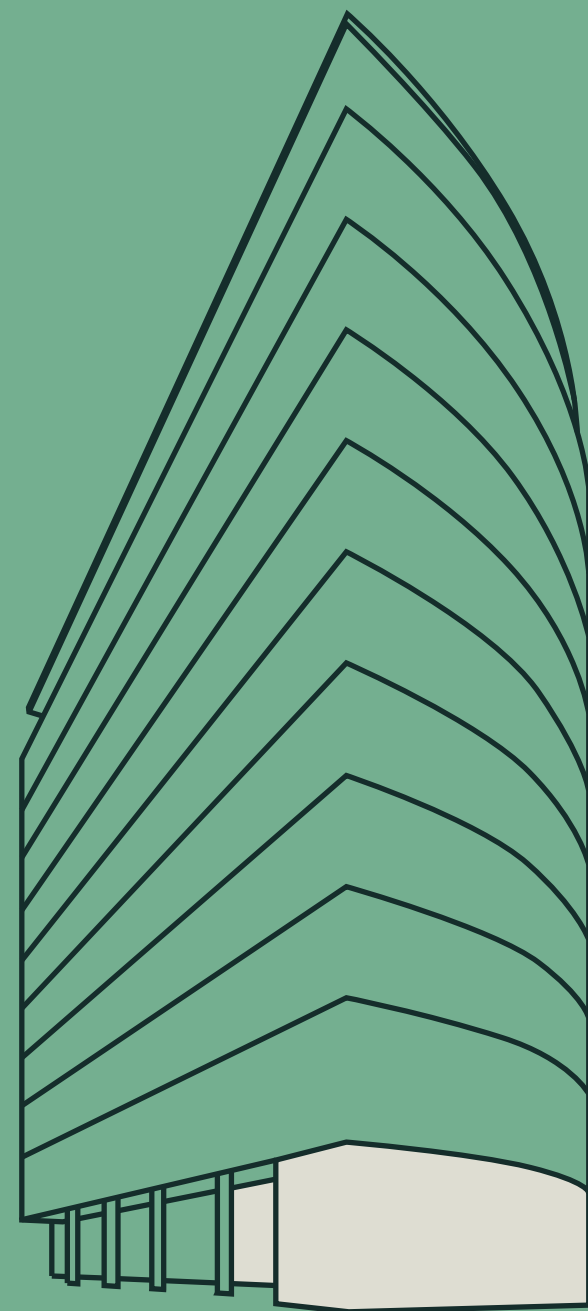
3 minute walk to Central Station, Glasgow's primary train station



6 minute walk to Buchanan Street and St Enoch Centre, Glasgow's largest shopping & leisure destinations



9 minute walk to the nearest subway station



ROOFTOP

Plant

10TH FLOOR

Morton Fraser MacRoberts

9TH FLOOR

AON

8TH FLOOR

Morton Fraser MacRoberts

7TH FLOOR

Morton Fraser MacRoberts / IES

6TH FLOOR

Strathclyde Pension Fund

5TH FLOOR

Capquest

4TH FLOOR

Capquest

3RD FLOOR

NFU Mutual Direct

2ND FLOOR

Sopra Steria

1ST FLOOR

ATOS

GROUND FLOOR

Reception / End of Trip Facilities / Caffè Nero / 4,875 sq ft Available

BASEMENT

Car Parking / Cycle Parking / EV Charging

CAPELLA



**OFFERING FULLY FITTED
SPACE YOU CAN MOVE
STRAIGHT INTO**



CAPELLA

SPECIFICATION

CAPELLA



Striking curved glazed curtain wall façade and entrance



Onsite Caffè Nero



Secure basement car parking with HGV access from central rotunda entrance



24 hour security including CCTV



Impressive double height reception



4x 13 person lifts



1x 8 person goods lift



Ground Floor end of trip facility with 6x showers and 24x lockers



Full height curtain wall glazing



1.5 metre planning grid with no columns



Air Conditioning



Metal tiled suspended ceiling with LED lighting



Typical office floor – 2.75m clear floor to ceiling height



Raised access floors



Fitted carpets plus high quality laminate flooring



EPC 'A' Rating



WiredScore 'Gold' Rating



Electricity from 100% renewable sources



45 basement car parking spaces (1:2,600 sq ft)



22x cycle spaces & bike workshop



1:8 sq m occupational density provision



WC and shower facilities on each floor



Equality Act compliant



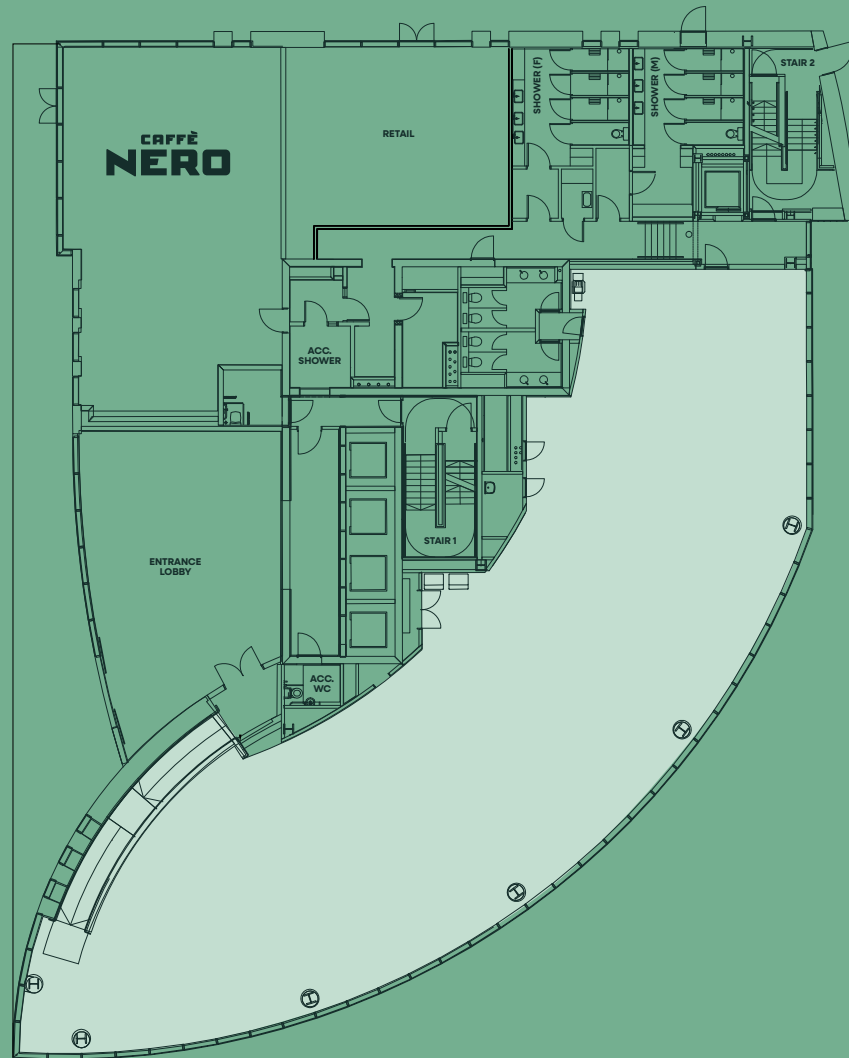
Building Management System



1x EV charging space, with capacity for expansion

GROUND FLOOR

FLOOR PLAN



PRE-INSTALLED FIT-OUT

4,875 Sq Ft

STANDARD WORKING

03 1,400 x 800mm (Bank of 8)

03 1,400 x 800mm (Bank of 6)

Total

42 Workstation @ 1:10 Sq m per person

MEETING PODS

01 8 Person Meeting Pod

02 4 Person Meeting Pod

SUPPORT FACILITIES

01 Waiting Area

02 Informal Meet

01 Tea Prep / Breakout Area

01 Agile Work

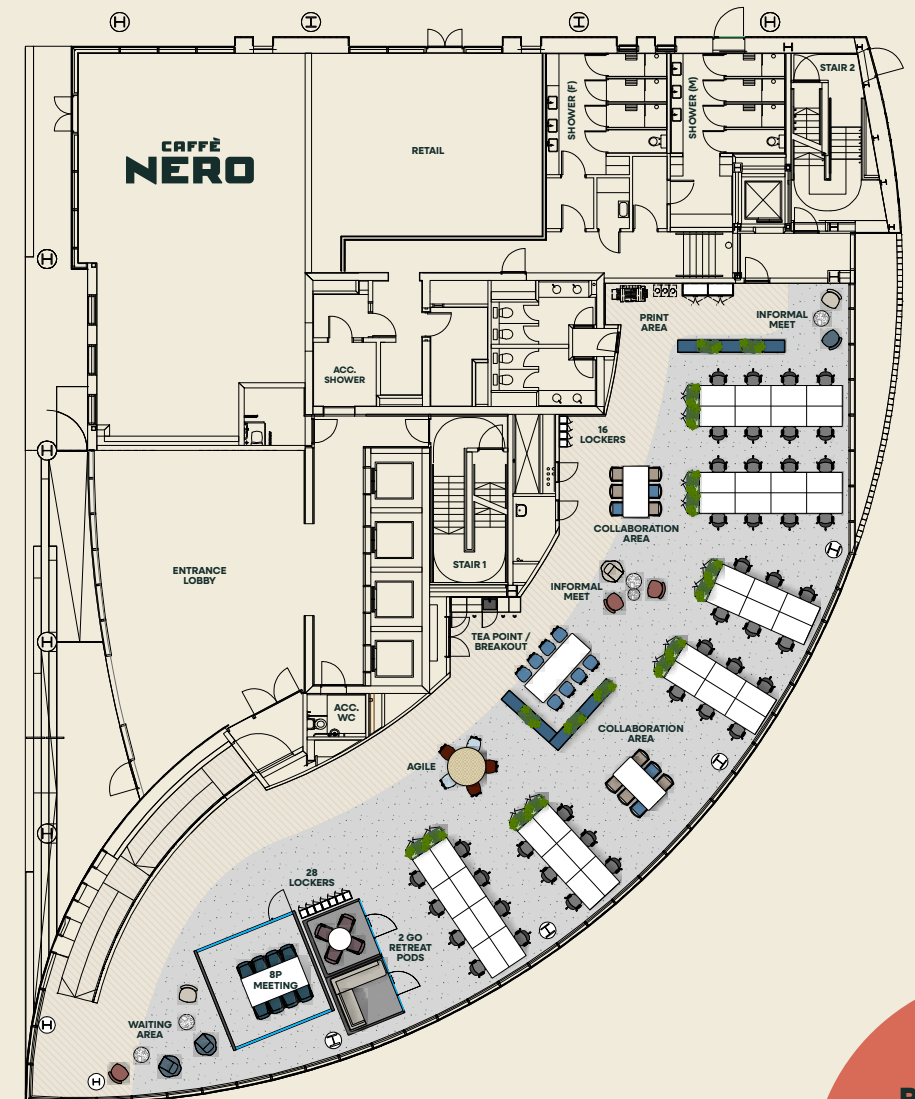
02 Collaboration

01 Print / Copy Area

02 Lockers (Bank of 7) & (Bank of 4)

Total

44







LOCATION



HOTELS / GYMS

- 1 Radisson Blu Hotel
- 2 Motel One
- 3 YOTEL
- 4 voco Grand Central
- 5 PureGym
- 6 The Gym Group



OFFICES

- 1 Scottish Courts
- 2 BT
- 3 HMRC
- 4 Lloyds Banking Group
- 5 EDF Energy
- 6 Scottish Government
- 7 AtkinsRéalis / BDO / Burness Paull / British Gas / Siemens
- 8 JP Morgan



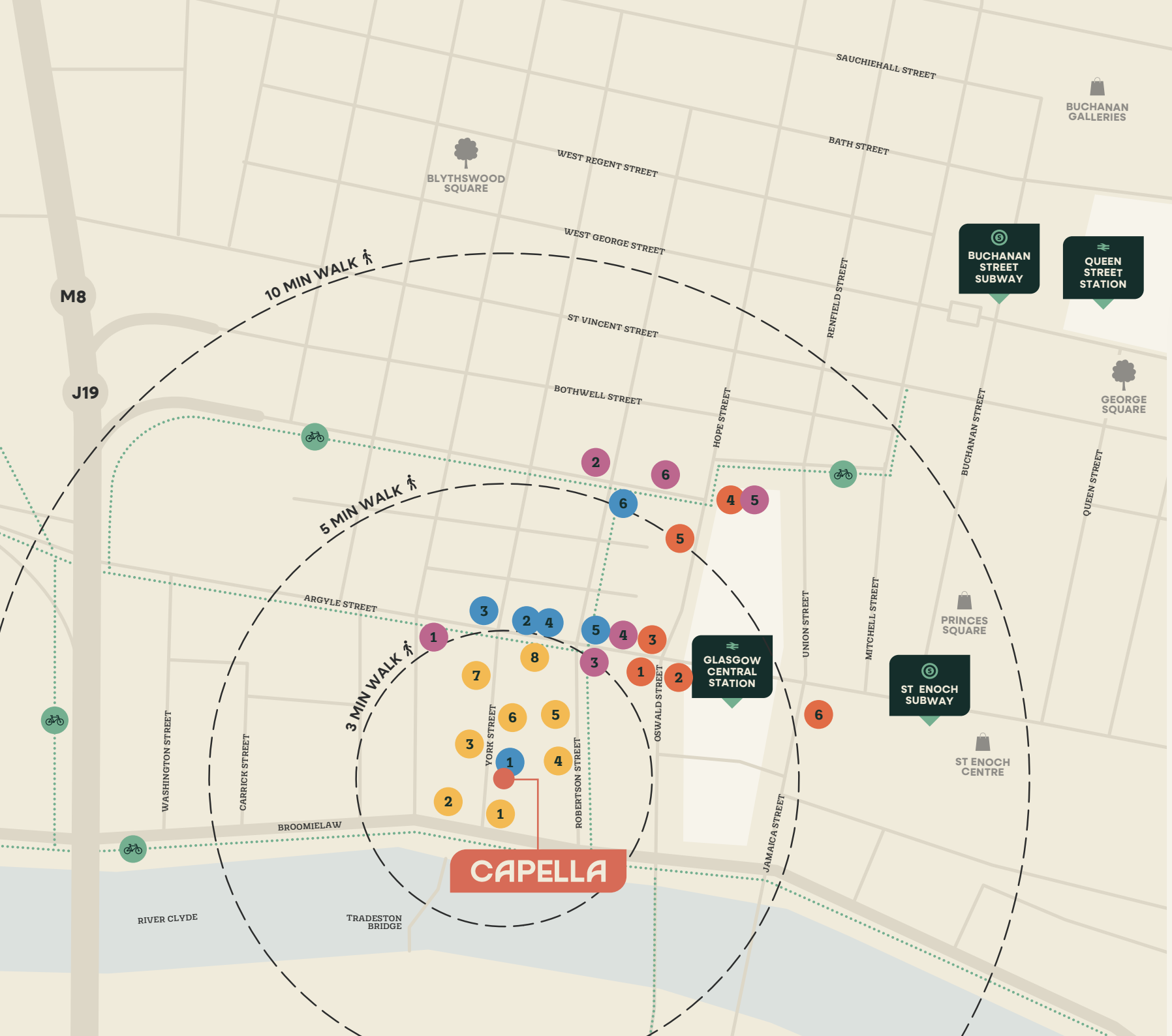
BARS & RESTAURANTS

- 1 The Duke's Umbrella
- 2 Ho Wong
- 3 Grahamston Kitchen
- 4 VEGA Restaurant & Bowling
- 5 Champagne Central
- 6 The Smokin' Fox



COFFEE SHOPS / SANDWICH

- 1 Caffè Nero
- 2 Fern Coffee Bar
- 3 Tesco Express
- 4 Piece
- 5 Co-op Food
- 6 Sprigg



CONTACT



Andy Cunningham
andy@mc2-offices.com
07793 808 490

Alistair Reid
alistair.reid@jll.com
07711 054 848

Colin Mackenzie
colin@mc2-offices.com
07912 805 890

Aleksander Alfer
aleksander.alfer@jll.com
07592 506 290

capellaglasgow.com

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