

# LUCENT

100,448 Sq Ft Available Now

50 Bothwell Street

Glasgow G2 6NU

Floors from  
7,353 – 16,636 sq ft

100,448 sq ft available now

Welcome to a new era in working life. Workspaces developed with integrity, quality and sustainability at their core, situated in Glasgow's prime business destination.

The best business address in the city — on every level

# An intelligent build

defined

Six floors of exceptional office space built for the future.

A new build wrapped in a historic façade, our daylight filled office space and superior finishes make for a supremely comfortable working environment, where best-in-class accreditation for wellbeing, connectivity, sustainable build and operation is being delivered.



## Locate

100% prime location  
2 minutes to Glasgow  
Central Station



## Collaborate

Breakout lounge,  
artisan deli, AV zone  
& fitness studio



## Green space

Upper floor  
private terraces



## Light up

Large flexible floor  
plates, daylight on all  
four elevations & a  
light filled atrium



## Work fresh

95 bike spaces, repair  
station, drying room,  
dressing rooms,  
lockers & showers



## Connectivity

High speed digital  
connectivity



## Accreditation

Targeting BREEAM  
Excellent, pre-  
certified WiredScore  
Platinum & EPC A



## Biophilic design

Healthy indoor spaces



## Unique building

100,000 sq ft of new  
Grade A work space



## Building specification



### Scale

Large flexible floorplates  
2.9m typical clear floor  
to ceiling height



### Natural light

Exceptional natural  
daylight via four  
elevations and  
central atrium



### Glazing

Feature full height  
atrium glazing  
incorporating  
private meeting  
balconies



### Flexibility

Floorplates designed  
to enable sub-division  
flexibility



### Shell & floor

Occupier choice of  
ceiling and lighting  
finish with new raised  
access metal floor



### Lighting

Exceptional natural  
daylight via four  
elevations and  
central atrium



### All electric

The building benefits  
from new energy efficient  
VRF comfort cooling



### Configuration

Opportunity for internal  
vertical connectivity  
between floors

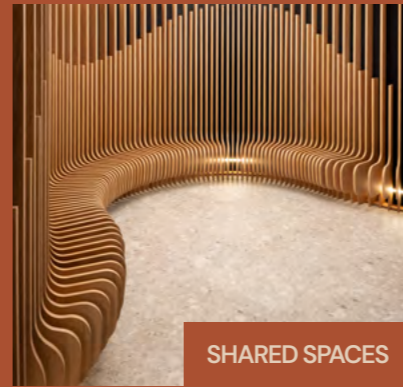


### Wellbeing

Indoor environmental  
air quality monitoring



ATRIUM



SHARED SPACES

We bring the art of breaking out to a new level with our ground floor concept lounge. Think object d'art and rotating galleries, an AV studio with bleacher seating, an exercise space and private meeting room, a stylish lounge area and an artisan deli...for (arguably) the best coffee in town.

LOUNGE AREA



# Light conversation



ARTISAN DELI

Lucent's ground floor dedicates approximately 90% of space to amenity and communal use.




FITNESS SPACE

















AV STUDIO

**78%**  
less embodied  
carbon than a  
new build

We are a pioneering example of sustainable office redevelopment, with a zero-carbon roadmap for design and delivery, offering 33 years of savings on operational carbon emissions, and Glasgow's first and only full height living wall atrium.



 <p><b>A+ LETI &amp; RIBA</b> Embodied carbon rating</p>	 <p><b>Embodied carbon savings</b> Through circular design and the preservation of the existing building structure</p>	 <p><b>Targeting excellence</b> BREEAM - Excellent &amp; EPC A</p>	 <p><b>100% LED</b> Lighting fit-out</p>	 <p><b>Low carbon</b> VRF heating and cooling system</p>	 <p><b>All electric</b> Fossil fuel-free energy system</p>	 <p><b>Thermally modelled</b> Energy performance analysis</p>
 <p><b>15,000 total tonne</b> Reduction of CO<sub>2</sub></p>	 <p><b>WELL enabled design</b> For certified occupier fit out</p>	 <p><b>33 years'</b> Operational carbon emissions saved</p>	 <p><b>No-touch</b> Contactless entry</p>	 <p><b>Green space</b> Net increase of on-site greenspace</p>	 <p><b>Integrated smart technology</b> To facilitate occupier management</p>	 <p><b>Environmental quality</b> Enabled for monitoring and controls</p>



Soak up

the light

Space to recharge, breathe and connect.  
We raise the bar with our game changing  
outdoor spaces.

# A light stroll

away

Around Lucent, you're spoiled for choice with restaurants, coffee spots and other handy amenities. Grab vibrant tapas at Rioja, fresh sushi at Temaki or top-notch coffee at Absolute Roasters – just a taste of the area's buzzing food and drink scene all within a few minutes' walk.

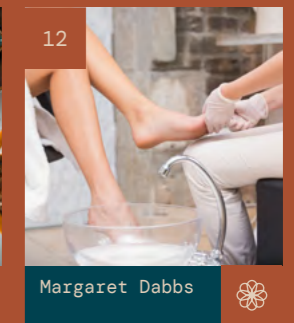
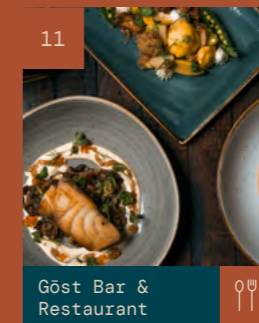
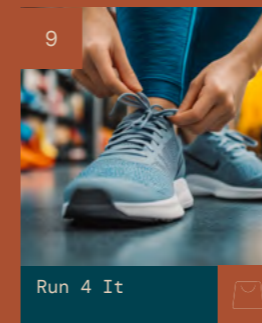
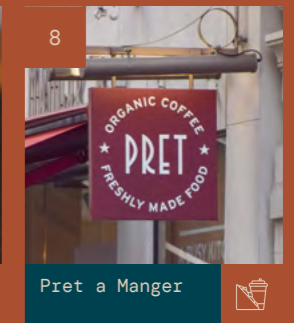
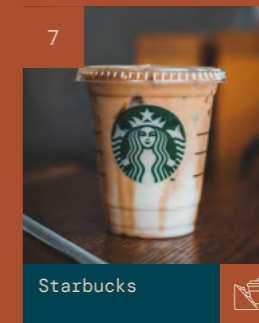
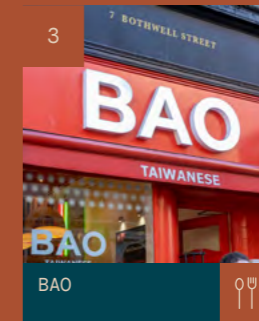
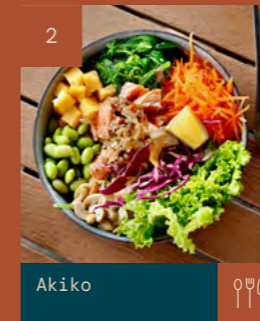
<1 min walk

Bothwell Street ↓

Bothwell Street has a vibrancy unlike traditional office locations thanks to its mix of retail and leisure with office uses. Discover the amenities right on the doorstep, less than a minutes' walk away.



1. Rioja
2. Akiko
3. Bao
4. Sweet & Sour
5. The Noble
6. Bavaria Brauhaus
7. Starbucks Coffee
8. Pret a Manger
9. Run 4 It
10. Metro Sandwich Co.
11. Göst Bar & Restaurant
12. Margaret Dabbs
13. Hope & Vincent
14. Café Fame
15. Temaki
16. Tesco Express
17. Bizzaron
18. Caffè Nero
19. Mezcal
20. Rumi
21. Turtle Bay
22. Stereo
23. The Old Hairdressers
24. Sainsbury's Local
25. voco Grand Central Hotel
26. M&S Simply Food
27. Boots the Chemist
28. Gordon St Coffee
29. Alston Bar & Beef
30. The Smokin' Fox
31. Absolute Roasters
32. Piece
33. Nando's
34. Kitty O'Shea's
35. Rhoderick Dhu
36. The Admiral Woods
37. Sprigg





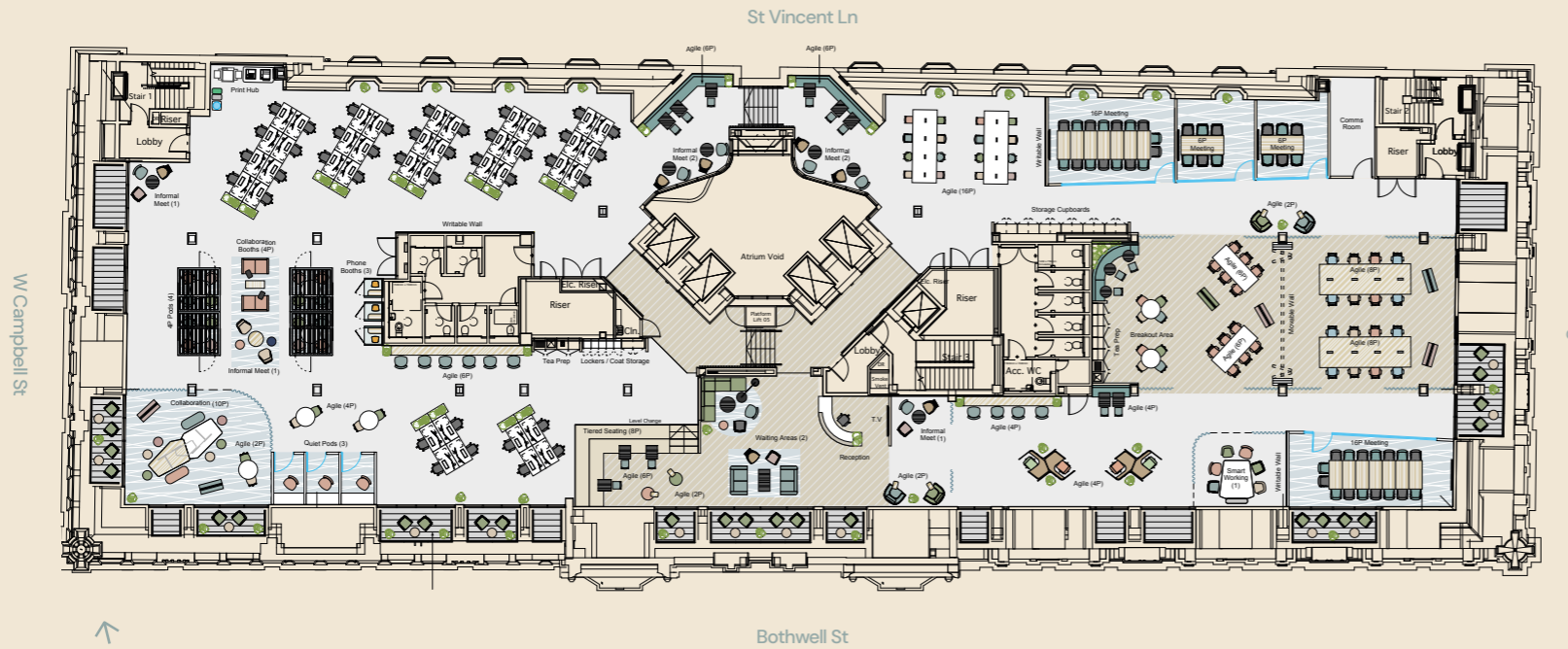
FLOOR	USE	SQ FT	SQ M
06	Office Space / Private Terrace	7,353	683
05	Office Space / Private Terrace	13,070	1,214
04	Office Space	16,496	1,533
03	Office Space	16,629	1,545
02	Office Space	16,636	1,546
01	Office Space	16,263	1,511
G	East Office	5,222	485
-01	End of Trip / Car Parking		
-02	Car Parking		
TOTAL		91,669	8,517

Six floors of exceptional grade A office space built for the future.



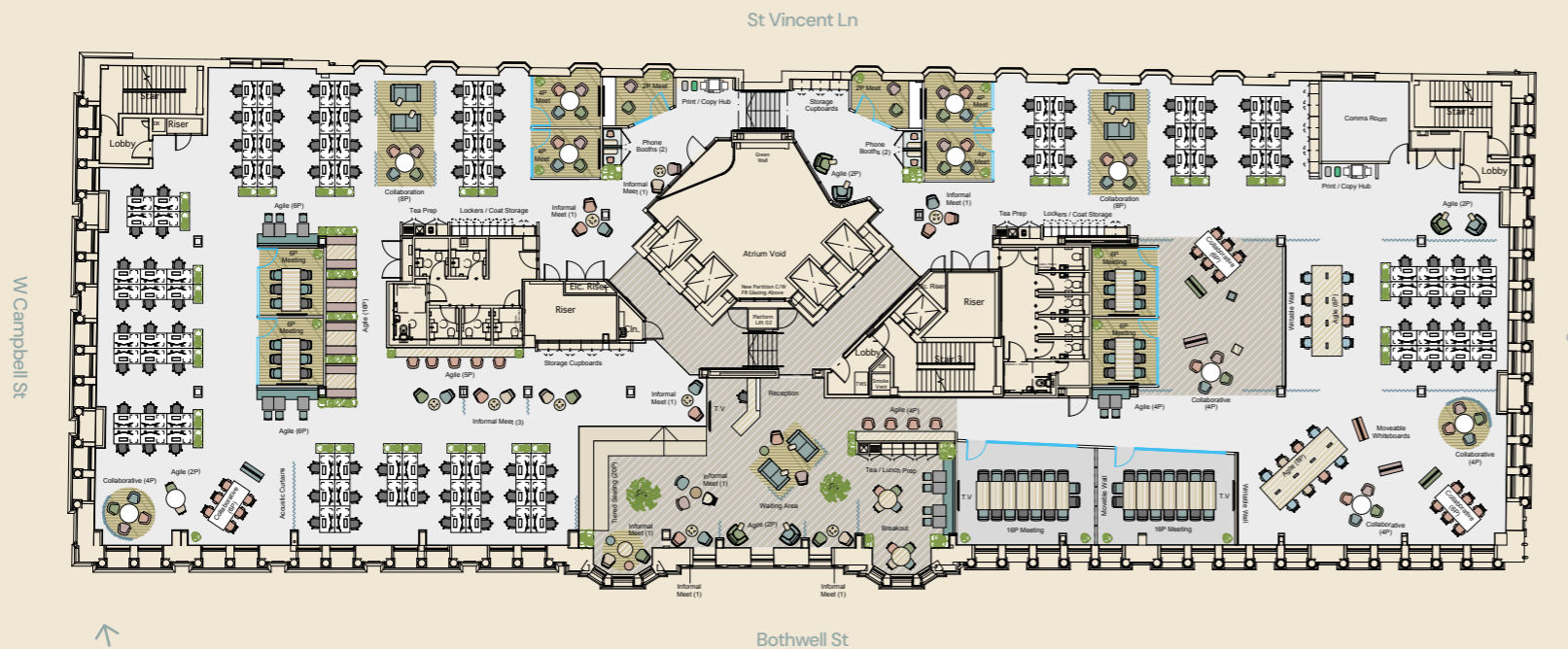
# Floor 05

13,070 sq ft



# Typical Floor

16,629 sq ft



# LUCENT

[Visit website](#) →



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