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Cuprum Building 48...

480 Argyle Street
Glasgow G2 8NH



Cuprum delivers modern
Grade A offices with strong
ESG credentials in a prime
Glasgow location.

Type To Let

Size 826 to 8,697 sq ft

Rent £26.50 per sq ft

mc2-offices.com

0141 266 0717

Description

Cuprum provides Grade A space with a refurbished reception and high-quality end-of-journey facilities, alongside strong ESG credentials including BREEAM Very Good, EPC A, Active Score Platinum and EV charging.



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Specification

- Strategically positioned at the western gateway to Glasgow City Centre
- Impressive double height reception
- 24-7 reception with security access gates
- 4x 13 passenger lifts
- Air conditioning and raised access flooring
- Metal tiled suspended ceiling with LED lighting
- Typical office floor – 2.8m clear floor to ceiling height
- WC and shower facilities on each floor



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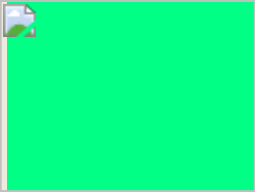
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Accommodation

Name	sq ft	Rent	Rates Payable	Service charge	Availability
2nd - West	7,871	£26.50 /sq ft	£10.54 /sq ft	£9.79 /sq ft	Available
Ground	826	£26.50 /sq ft	£10.54 /sq ft	£9.79 /sq ft	Available
Total	8,697				



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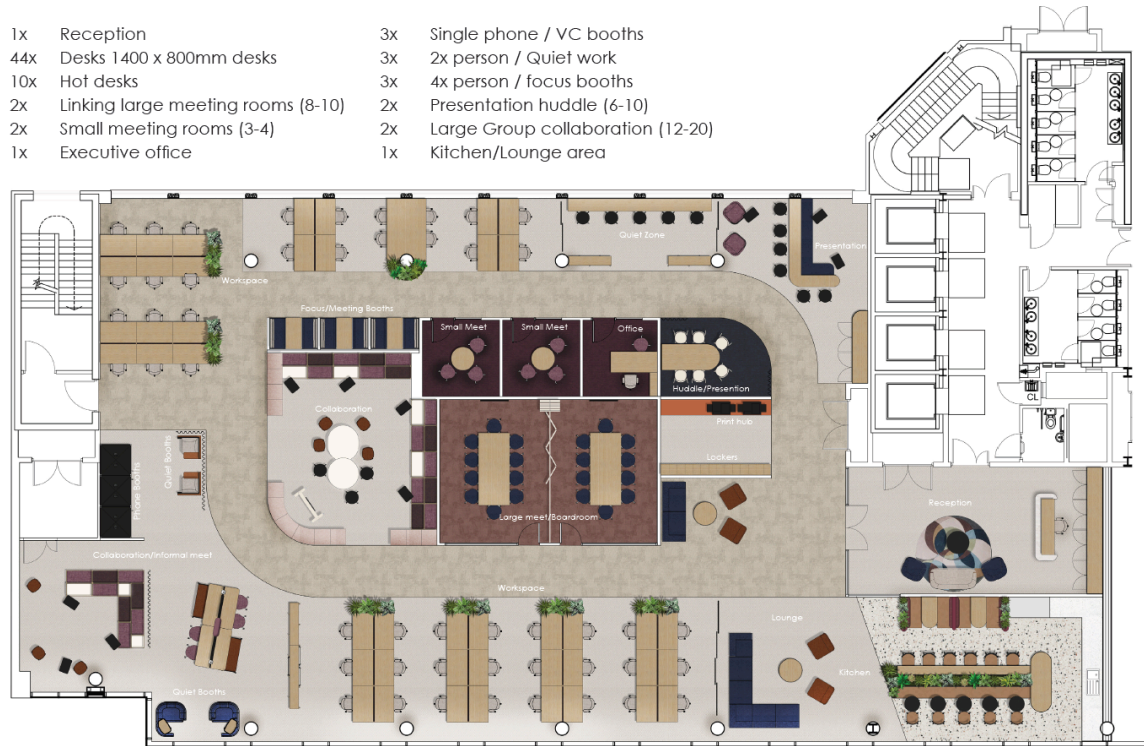
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Floor Plan

Second Floor // Proposed Plan

- | | |
|---------------------------------------|--------------------------------------|
| 1x Reception | 3x Single phone / VC booths |
| 44x Desks 1400 x 800mm desks | 3x 2x person / Quiet work |
| 10x Hot desks | 3x 4x person / focus booths |
| 2x Linking large meeting rooms (8-10) | 2x Presentation huddle (6-10) |
| 2x Small meeting rooms (3-4) | 2x Large Group collaboration (12-20) |
| 1x Executive office | 1x Kitchen/Lounge area |



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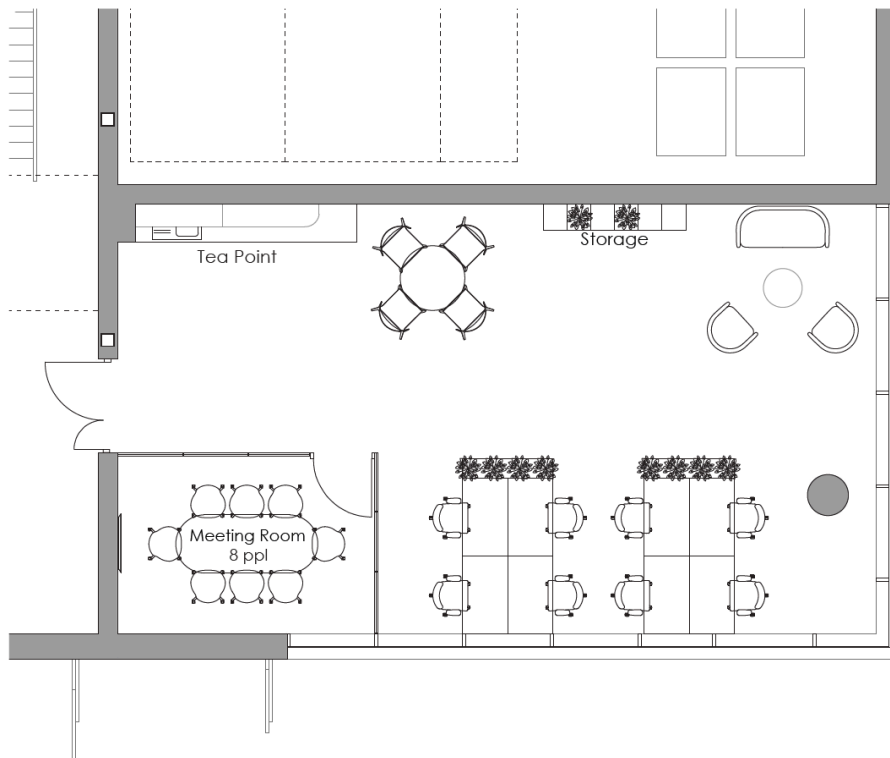
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Floor Plan

Proposed Plan // Ground Floor Suite



- 8x Workstations (up to 12 may be allocated with exception to remove breakout area)
- Breakout Area
- Teapoint
- 8 Person Meeting Room
- Storage

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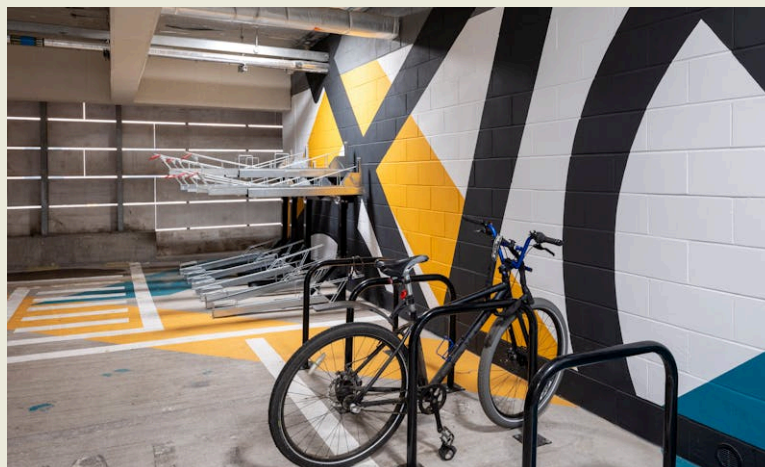
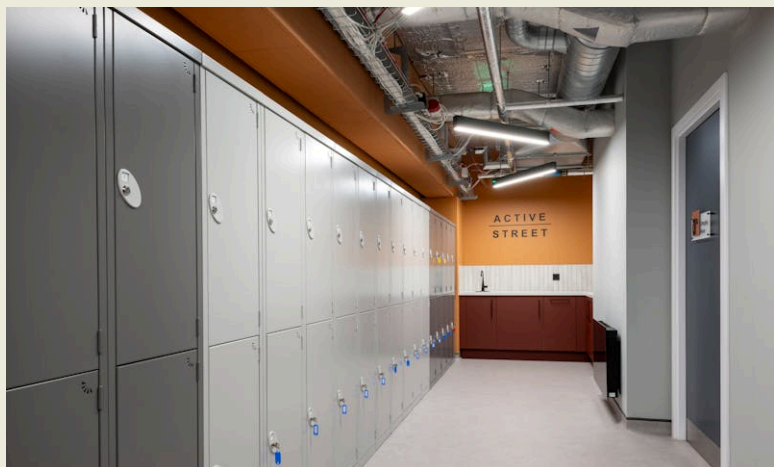
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Location

Strategically positioned at the western gateway to Glasgow city centre, Cuprum offers excellent transport links and nearby amenities, including the M8, Anderston and Central stations, Q-Park, key bus routes and a wide range of restaurants.



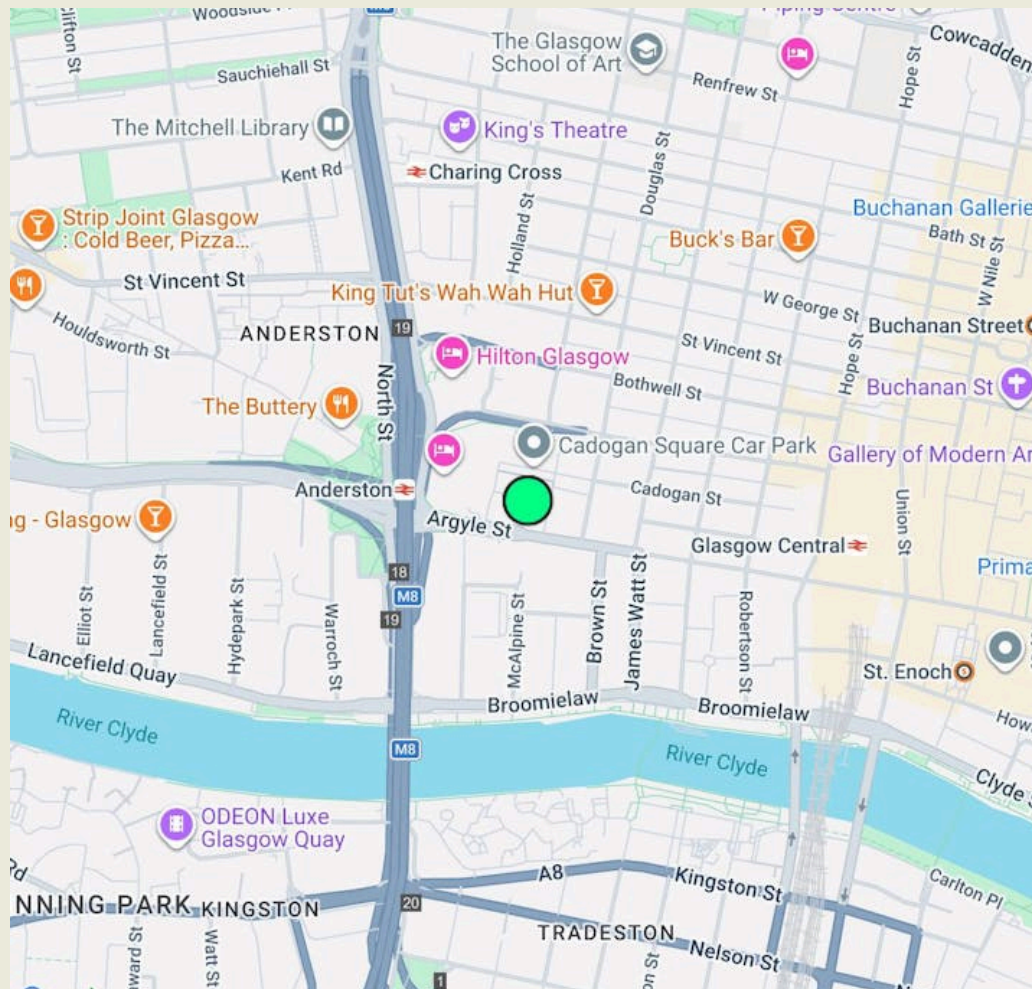
Access to J19, M8

Anderston Station - 5 mins walk

Charing Cross Station - 10 minutes walk

Glasgow Central Station - 10 minutes walk

St Enoch Subway - 10 minutes walk



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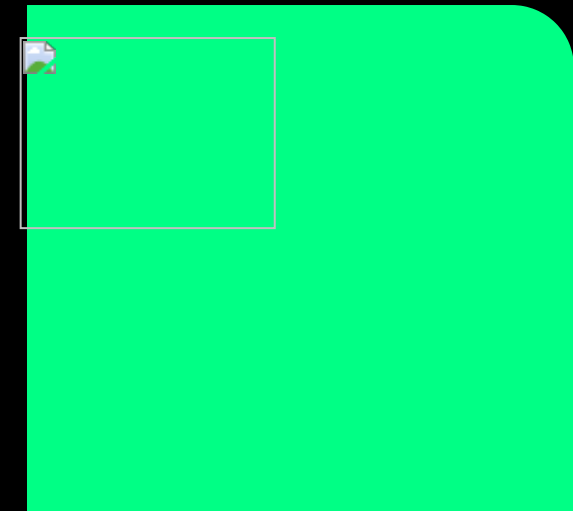
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Andy Cunningham
Founder
andy@mc2-offices.com
07793 808 490

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

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