

# McLellan Works

274 Sauchiehall Street  
Glasgow G2 3EH

Dynamic New Retail, Food & Beverage and Leisure  
Opportunities from 500 sq ft to 7,500 sq ft

# Spaces for change makers

# Location

## McLellan Works

M8 Motorway

Glasgow School of Art

'The Golden Z'

Glasgow Film Theatre

Sauchiehall St.

Buchanan Galleries

## Glasgow

Glasgow is the largest City in Scotland with an estimated population of 660,000 persons and with a catchment in excess of 2 million. Glasgow accommodates a wide range of retail and leisure offers. In the retail hierarchy it is consistently ranked as 2nd in the UK, behind London's West End.

Blythswood Sq. Hotel

## A Prime City Centre Location

McLellan Works is located in a prominent position on the central section of Sauchiehall Street which boasts an annual footfall in excess of 16 million people and has recently benefitted greatly from Glasgow City Council's streetscape works, which has seen a vast improvement to the urban and public realm along the street. The subjects sit on the northern edge of Glasgow's Central Business District which accommodates 400,000 workers. Over the last few years this location has become a popular location for restaurants and casual dining operators alike.

Glasgow Central

Glasgow Queen St

## An Historic, Iconic Block Re-imagined for Today

Nearby agencies include a mix of strong independent and national retail, restaurant and leisure occupiers including Saint Judes, Hummingbird, Arteries Gallery, Boots, Primark, Costa, Hampton by Hilton, Apex Hotel and Glasgow School of Art.

Argyle St.



# Our Neighbourhood. You're in Good Company.

## Sauchiehall Avenue

As part of Glasgow's £1.13bn City Deal, there has been a comprehensive overhaul of the non-pedestrianised section of Sauchiehall Street which front McLellan Works. These works include the addition of a two-way cycle lane, improved street lighting, bike stands, trees and upgraded pavements for alfresco dining.



## MacIntosh at the Willow

The internationally recognised, Charles Rennie Mackintosh Tearoom has recently undergone a £10,000,000 refurbishment. This popular tourist attraction houses a visitor centre and conference space in addition to the Tearoom itself.



# The Development

The retail and leisure opportunities range from 500 sqft to 7,500 sqft over ground floor.

Recent additions to the fully redeveloped building include Black Sheep Coffee, Sprigg, Us vs Them, Postersaurus sitting alongside Cex and the British Heart Foundation. Get in touch if you would like to talk through your own ideas and vision to be a part of McLellan Works.



## Terms

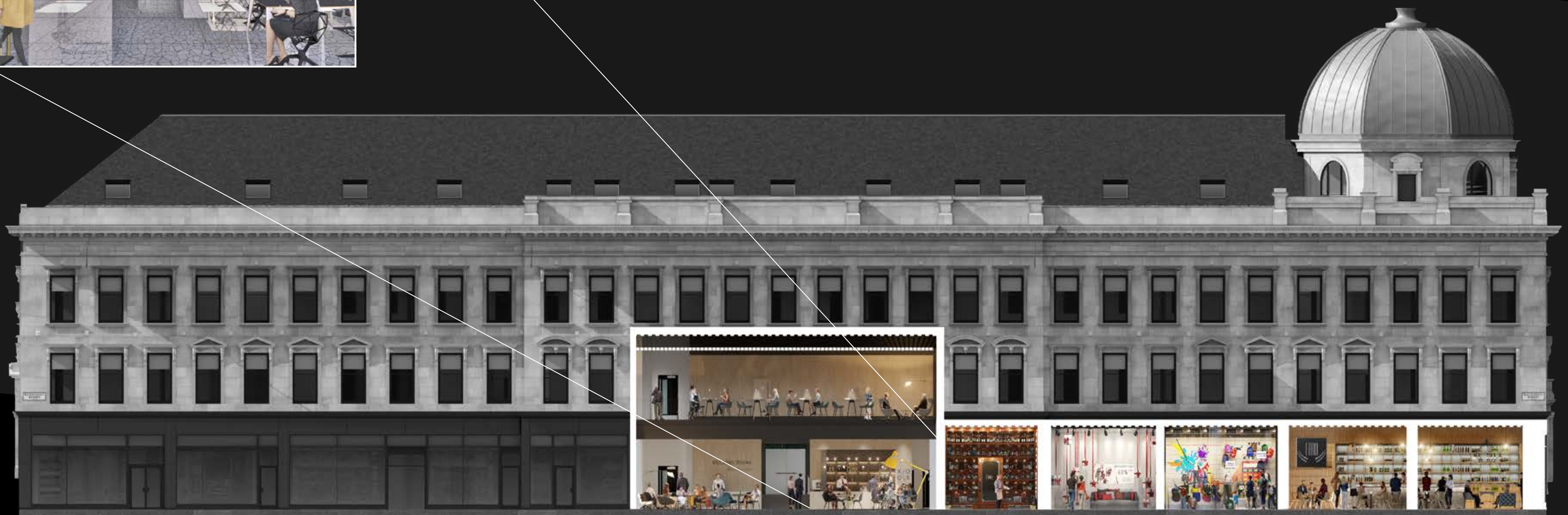
The subjects are available on a new long term full repairing and insuring lease.

## Planning

Uses Classes 1, 2 and 3 for retail, office and restaurant uses. Planning permission has been granted to allow outside seating for occupiers. Further details are available on request.

## Rate & Service charge

Details available upon request



# The Development

Multi-windowed retail and leisure space, arranged on the ground floor of a four-storey listed blonde sandstone building.

Incorporated within the building's newly created front lobby entrance will be a unique coffee shop/light restaurant space available to let. An occupier will be able to cater for the office worker and visitors to the building as well as passing custom. This space will also have the benefit of a fully glazed frontage onto Sauchiehall Street.

The building has been completely refurbished whilst retaining the existing façade. The upper floors have been remodelled to create modern open plan workspace and the ground floor to offer retail and leisure space.



# Enquiries

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# McLellan Works

[mclellanworks.com](http://mclellanworks.com)

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PROPERTY

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