

ATRIUM
COURT



50 WATERLOO STREET
GLASGOW G2 6HQ

ONE OF GLASGOW'S BEST KNOWN LANDMARK BUILDINGS

Atrium Court provides high quality office accommodation over six levels, all within large imposing floor plates formed round an impressive central atrium core.

AC
ATRIUM COURT
50 WATERLOO STREET • GLASGOW



DESCRIPTION

On entering the building visitors are met with a soaring atrium, a breathtaking feature that creates natural light throughout all floors.

Beyond the contemporary manned reception, high speed lifts access all floors, including the impressive 17,595 sq ft light flooded second floor. This highly flexible space can be tailored to suit a broad range of occupier requirements.



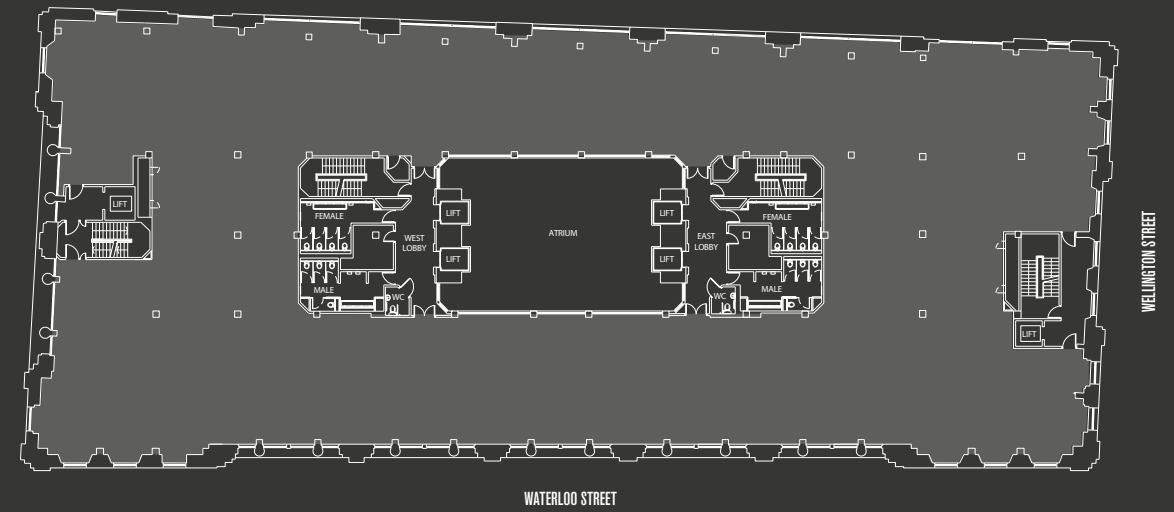
ACCOMMODATION

The available suite extends to 17,595 sq ft and comprises the entire second floor which is offered in fully refurbished condition to include the following key specification highlights:

- Metal suspended ceiling tile
- LED light fittings
- Four pipe fan coil air conditioning units
- Raised access flooring throughout
- Two separate sets of high quality male and female toilet facilities
- Disabled person access
- Basement showers & changing facilities
- Secure dedicated car parking



FLOOR PLAN



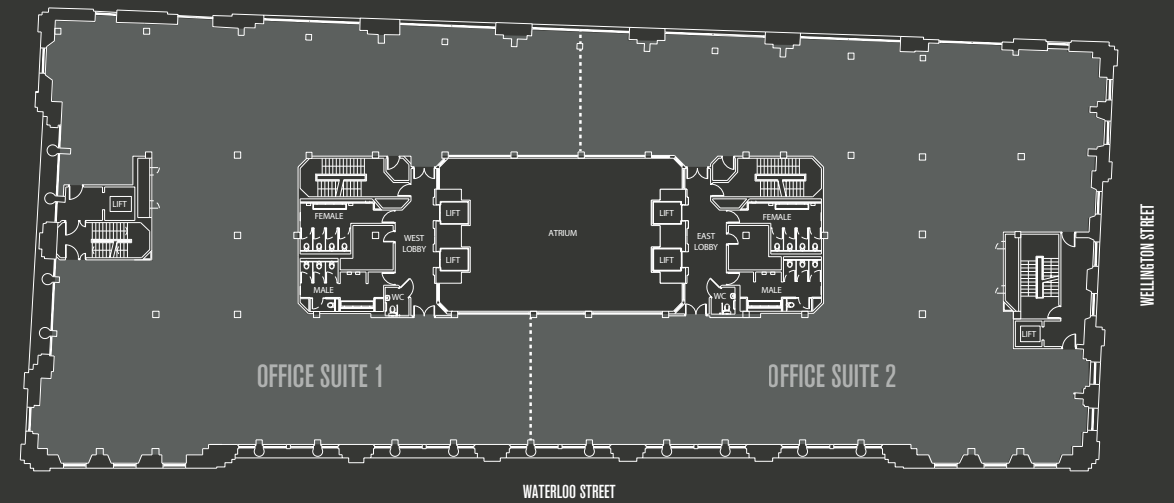
SUBDIVISION FLEXIBILITY

OFFICE SUITE 1
NIA - 802 sq m / 8,632 sq ft

OFFICE SUITE 2
NIA - 828 sq m / 8,912 sq ft

The floor offers maximum flexibility to provide suites from circa 8,000 sq ft upwards.

Indicative subdivision option



INDICATIVE SPACE PLAN

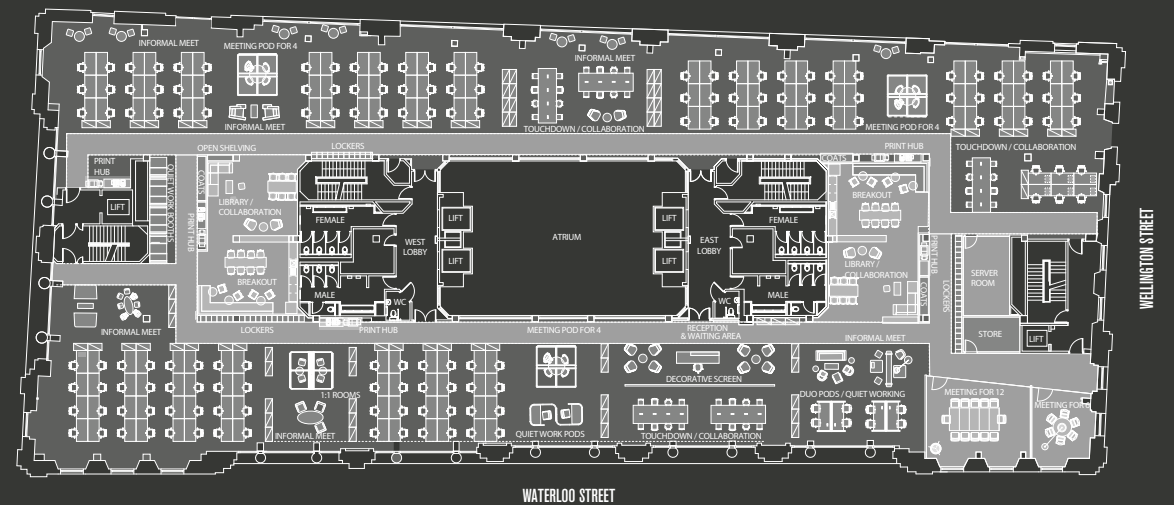
8.0 SQ M DENSITY

NIA - 1,635 sq m / 17,595 sq ft

Workstations 147 Desks
Touchdown / Collaboration 40 Seats
Duo Pods / Quiet Work (6 Pods) 10 seats
Quiet Work Booths (4 Booths) 7 Seats
Total 204
8.0 sq m / person

Shared Facilities:

1 x Reception & Waiting Area	14 x Informal Meet	200 x Lockers
1 x Meeting Room for 12	2 x Kitchen / Breakout	1 x Store Room
1 x Meeting Room for 6	2 x Library / Collaboration Space	1 x Server Room
3 x Meeting Pods for 4	5 x Print Hub	3 x Coats Cupboard
2 x 1:1 Rooms		



CENTRAL LOCATION & AMENITIES



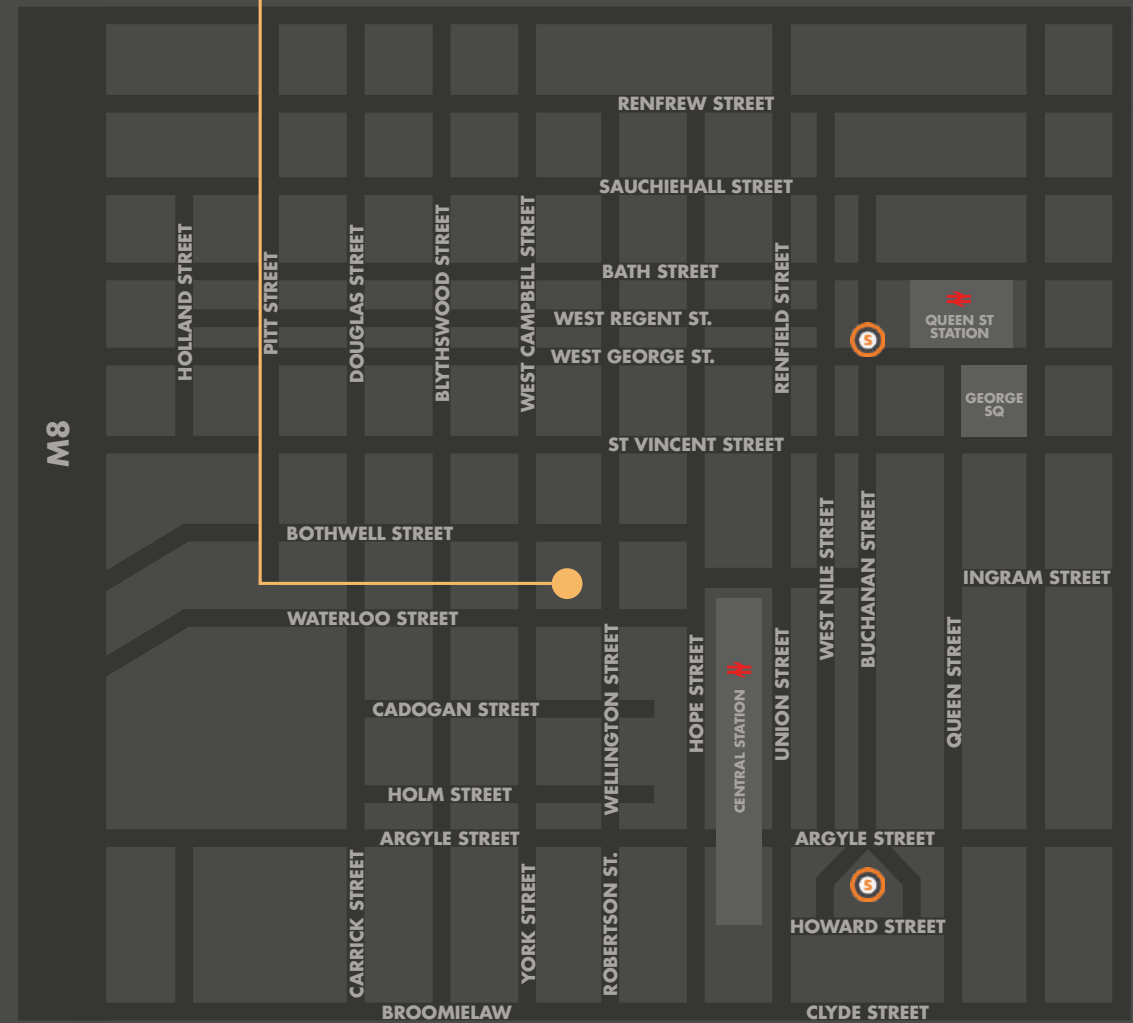
Atrium Court delivers outstanding connectivity with bus, train and subway services all within close proximity and Junction 19 of the M8 only a minute's drive away.

The amenity offer is also exceptional with the immediate area providing a host of restaurants, coffee bars, sandwich shops and hotels along with the excellent retail provision offered by nearby Buchanan Street.






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FURTHER INFORMATION

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