



89 Hydepark Street, Glasgow, G3 8BW

AVAILABLE NOW!

40,000 sqft of amenity rich office space in a vibrant West End location.

Craft Works is an 80,000 sq ft high quality office building occupying a prominent position at the gateway to Glasgow City Centre.

The building is extremely well situated with easy access to both the city centre and vibrant West End. The location benefits from excellent transport connectivity being minutes from Junctions 18 & 19 of the M8 motorway, in addition to being within a short distance to Anderston Railway Station and Anderston Quay bus terminal.

A comprehensive refurbishment of the onsite tenant amenity is underway, which will provide high quality space finished to an exacting standard. The works will include; a variety of open plan and cellular office space, onsite gym and wellbeing facilities and a fully refurbished reception and communal breakout hub.



Key Features:

- ✓ Brand new shower and changing facilities
- ✓ New cycle hub
- ✓ Generous on-site car parking ratio with the building situated outside the LEZ
- ✓ On-site gym and wellbeing suite coming soon
- ✓ Newly refurbished reception area and communal breakout hub coming soon
- ✓ Newly landscaped outdoor space coming soon
- ✓ New Sainsbury's Local and Bike Café coming to the area

Specification:

- ✓ Raised access floors
- ✓ Suspended ceiling with recessed LED lighting
- ✓ Air-conditioning
- ✓ 3x passenger lifts
- ✓ Refurbished male and female toilets on each floor
- ✓ Fully DDA compliant
- ✓ Target EPC B



**CRAFT
WORKS**

Proposed Multi Use Scheme
(Offices, Residential, Retail)

Anderston

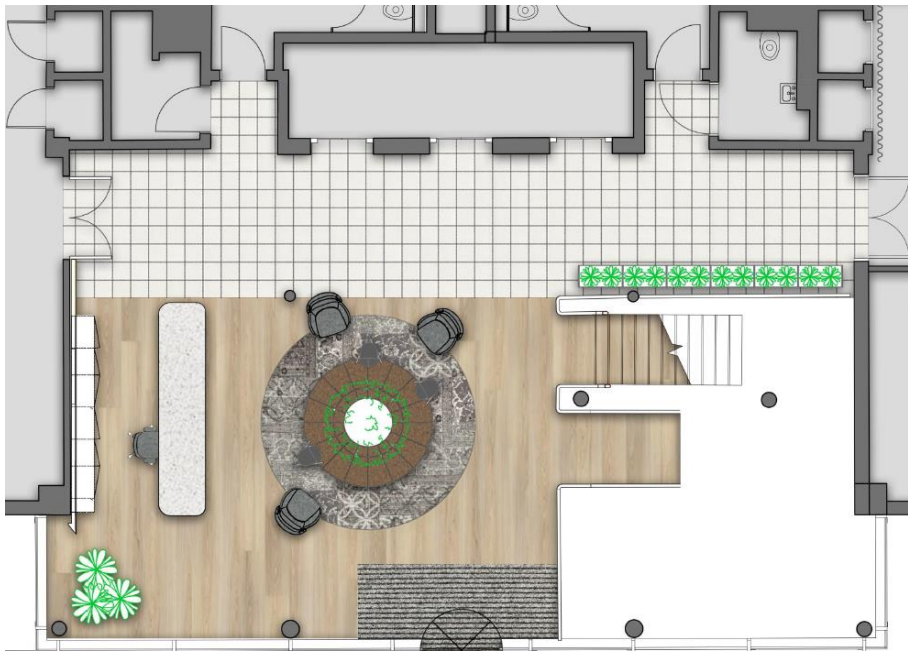
Central

M8

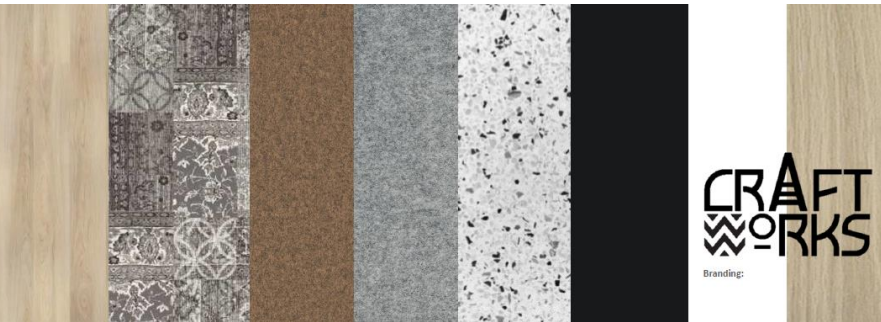
New Platform Scheme
(Residential)

Fastlink Bus Route

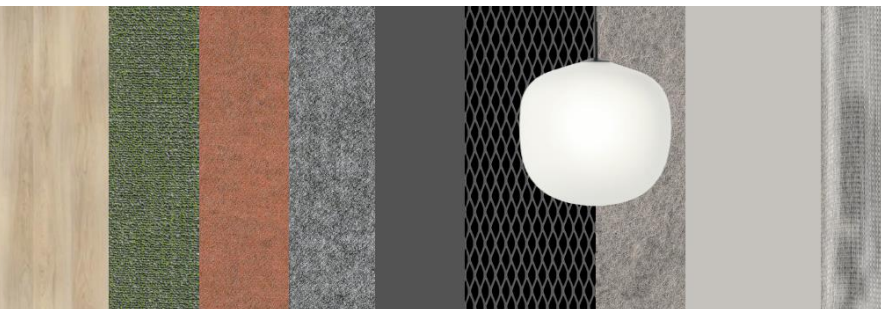
Sainsbury's Local



Reception



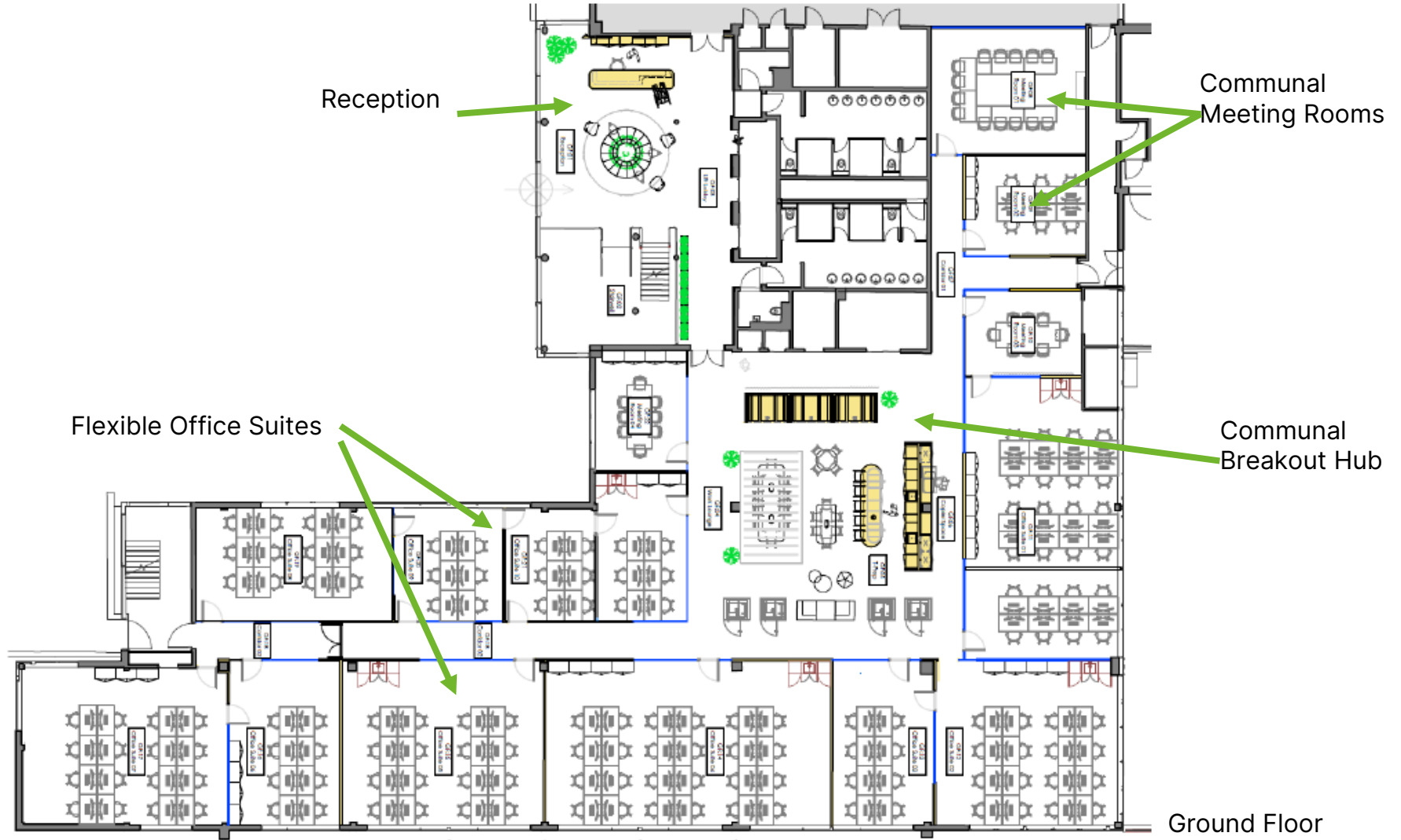
Finishes

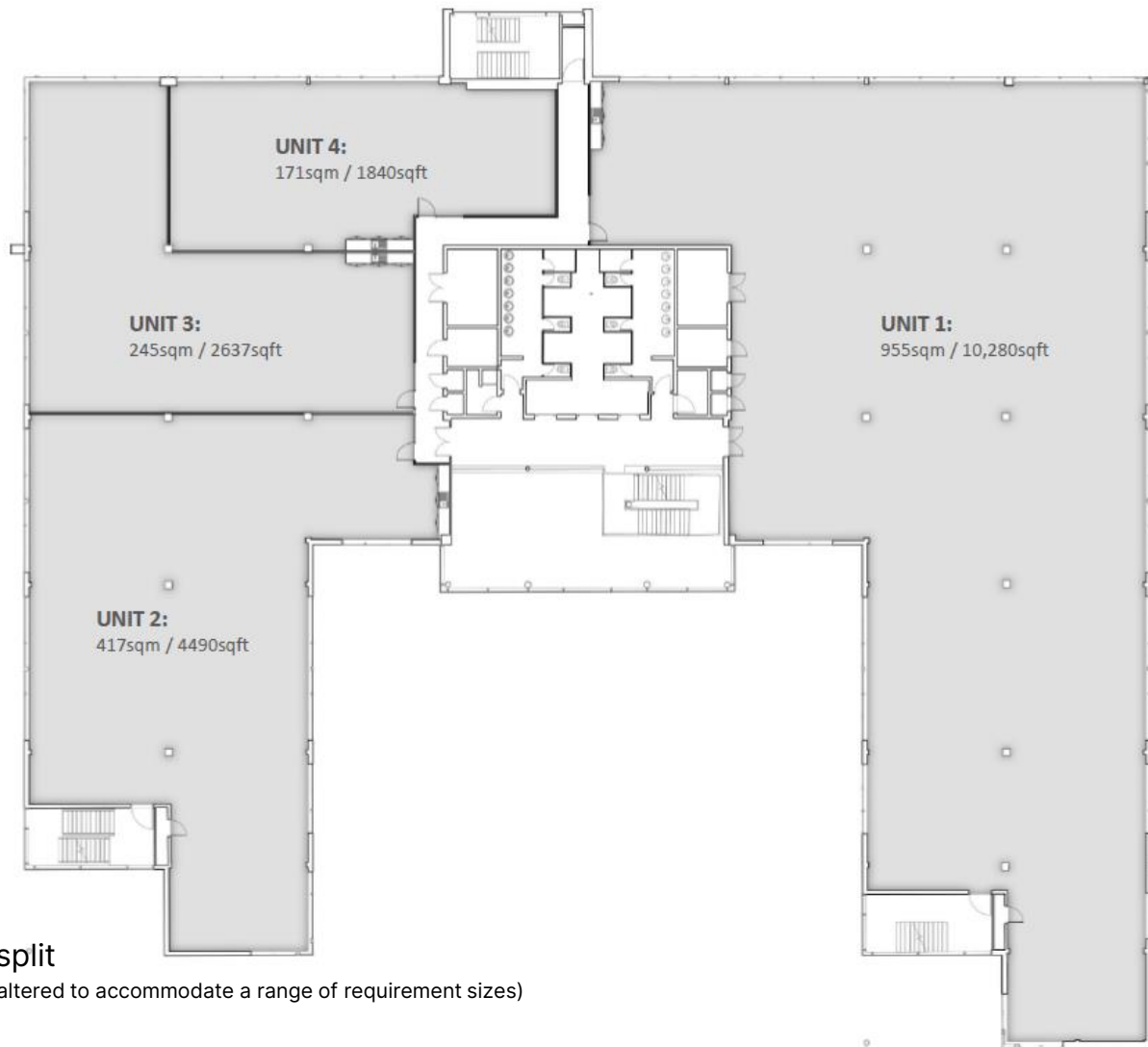


Atrium



Communal Breakout Hub





Proposed 1st floor split

(Indicative only and can be altered to accommodate a range of requirement sizes)

Viewing & Further Information:

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Eden

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