

The background is a dark charcoal grey with a complex geometric pattern. It features several overlapping shapes: a large orange-outlined circle on the right side, a large orange-outlined triangle on the left side, and various rectangular and triangular sections. Some of these sections are filled with a fine grid of small white dots, while others have thin, parallel vertical or diagonal lines. The overall aesthetic is modern and architectural.

**70 WELLINGTON ST**  
GLASGOW G2 6UA



Following an extensive refurbishment, with environmental credentials at its heart, 70 Wellington Street has arrived. The building's carbon reduction concept, 70 Sourced, is the key driver in delivering sustainable, modern workspace and welfare amenity to attract today's discerning office occupier.

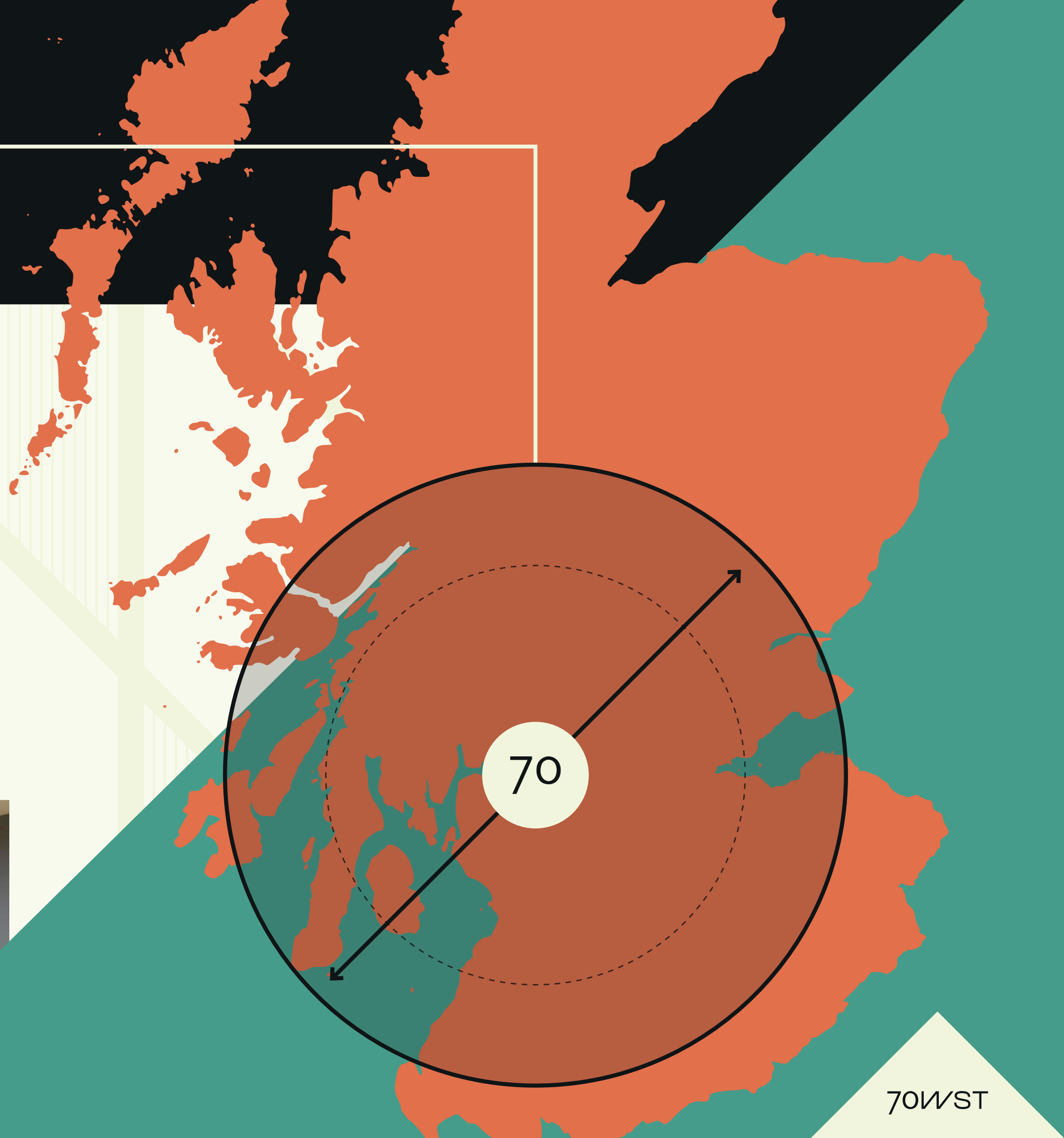
First impressions are everything! We have completely transformed the arrival experience with our newly designed managed foyer, featuring recycled black panelling coupled with a new angular 'Mirrl' reception desk, feature lighting, projector art, digital directory board and of course our much loved angel, 'risen' from the original building on the site.

# 70 Sourced

**70 Sourced signifies the 70 mile radius from the building, which has driven our product and supplier selection, wherever possible.**

Materials have been repurposed to ensure minimal waste and sourced from local businesses. Furniture has been reupholstered with new designs using Bute Fabrics and existing floor tiles retained alongside the exposed brick slips. Cable trays from previous fit outs have been re-used and painted to form part of the new reception design and colour palette.

For more information please view our 70 Sourced PDF via the link below:





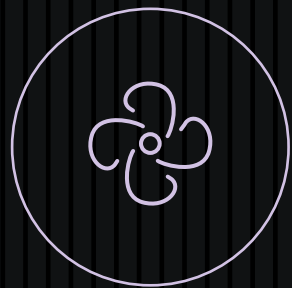
New LED lighting



New double glazed openable windows



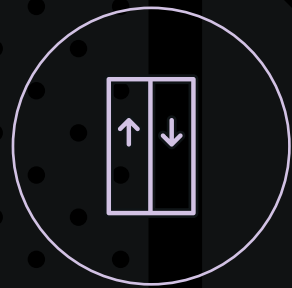
Exposed feature ceilings



Air Conditioning



Newly refurbished double height reception foyer



2 x 10 person passenger lifts



Accessible bathroom and shower

# BUILDING SPECIFICATION



# WELFARE FACILITY



8 brand new high quality shower cubicles



New drying room facilities



New cycle storage for 32 bikes



New lobby with vanity units, hair dryers and hair straighteners



New cycle washing and maintenance station



New EV chargers for 8 vehicles



34 brand new lockers

70WST

# GRAND

# WorkStation

Say goodbye to mundane office settings and hello to a dynamic workspace. The ground floor at 70 Wellington Street delivers a range of fully fitted suites which benefit from access to our stylish collaboration and breakout space – the source of creativity.

AVAILABLE FOR OCCUPATION FROM AUGUST 2024



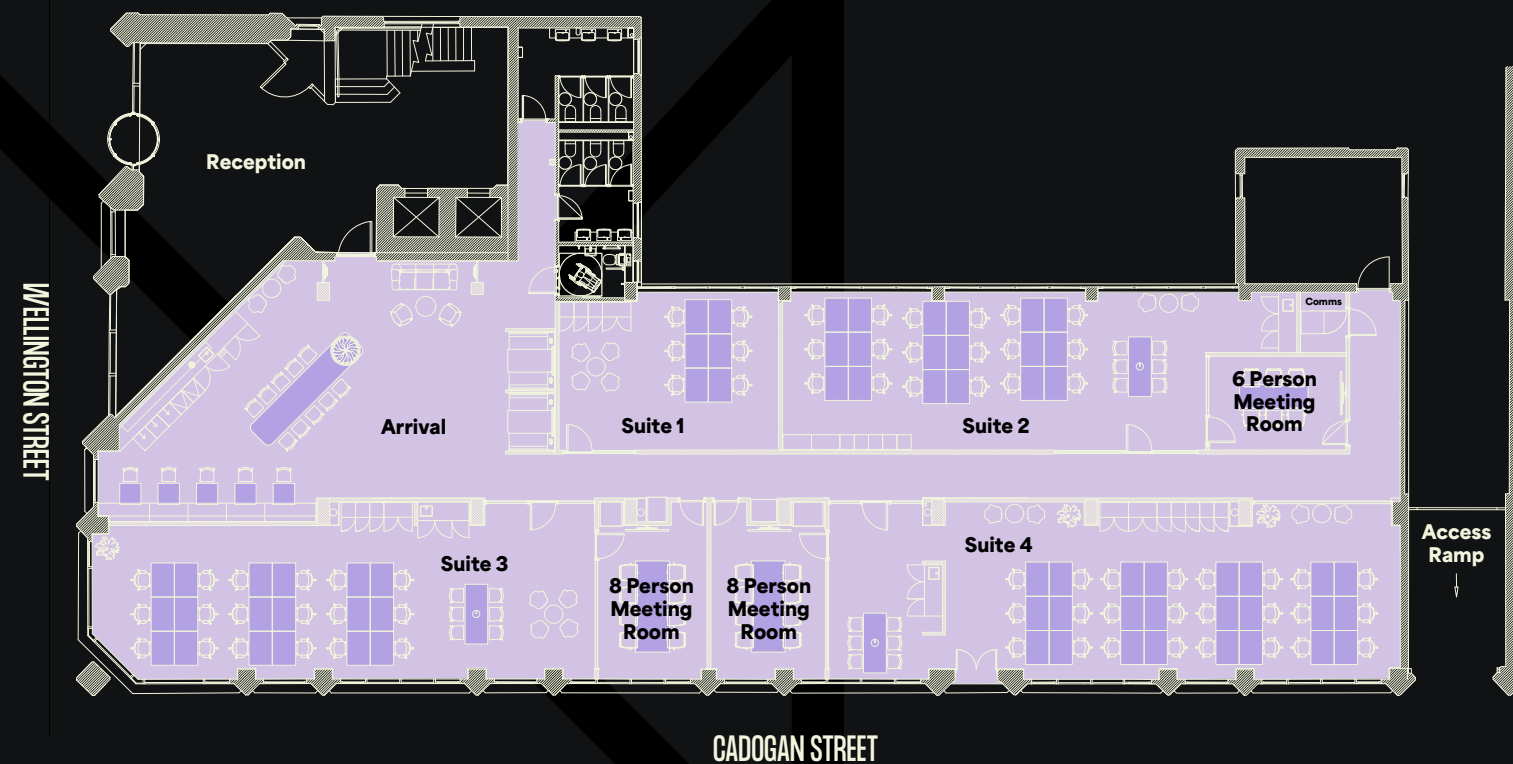
INDICATIVE IMAGE

## Specification

The suites will be provided to the following specification:

- Fashionable, fully-fitted suites with stylish furniture
- Suite 4 has dedicated access from Cadogan Street
- Communal arrival lounge and WC's
- Dedicated tea points
- Dedicated meeting rooms (in larger suites)
- LED lighting
- Exposed VRF air conditioning
- Exposed ribbed concrete slab
- Fully fitted communal bar style kitchen with agile workstations

## Floor Plan



INDICATIVE IMAGE

## LEASE

The suites are available on new, flexible, FRI lease terms. All-inclusive packages available, further details can be provided upon request.

## EPC

A copy of the EPC is available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction. Draft license available upon request.

## RATING

For business rating information please visit the Scottish Assessors Association website: [www.saa.gov.uk](http://www.saa.gov.uk)

Suite	NIA	No. of Workstations	Size of Meeting Room
Suite 1	452 sq ft	06	-
Suite 2	1,130 sq ft	18	6 Person
Suite 3	1,317 sq ft	18	8 Person
Suite 4	1,550 sq ft	24	8 Person

70WST

1 S T

# The 1st Floor

Full floor available for a single occupier or can be subdivided to create suites to suit occupier requirements.

First Floor

7,162 sq ft

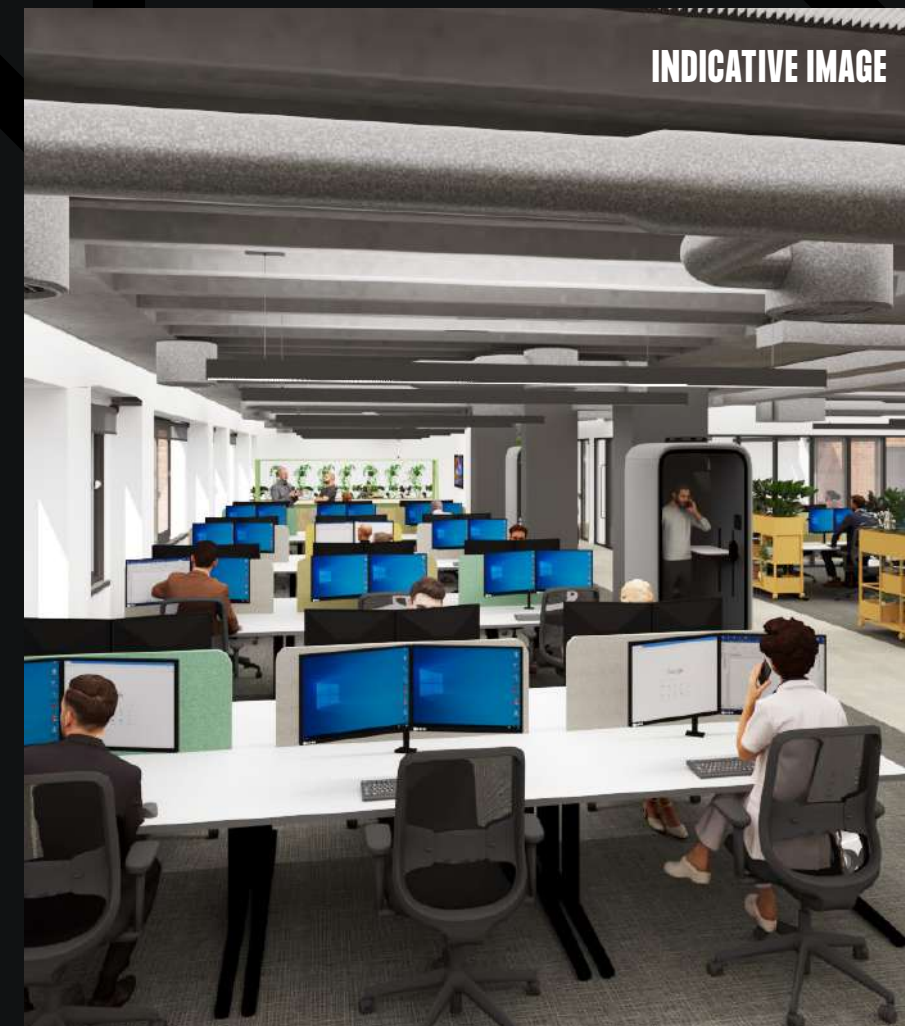
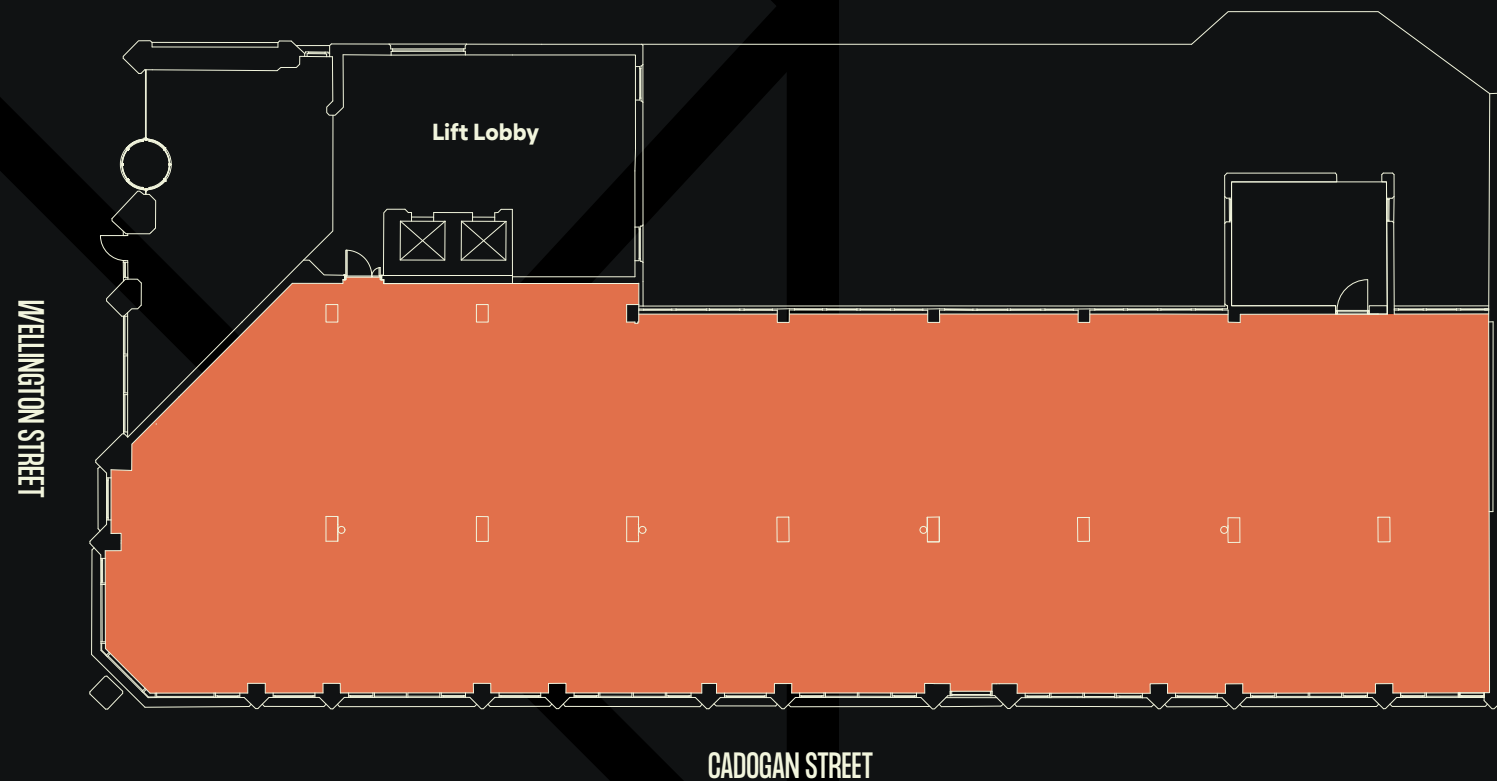


## Specification

The floors can be provided to the following specification:

- Exposed ribbed concrete slab
- Suspended lighting
- Newly decorated (70)
- Refurbished cable channels (70)
- Exposed VRF air conditioning system

## Floor Plan



## LEASE

The suite is available on a new FRI lease on terms to be agreed.

## EPC

A copy of the EPC is available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## RATING

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70WST

GRB

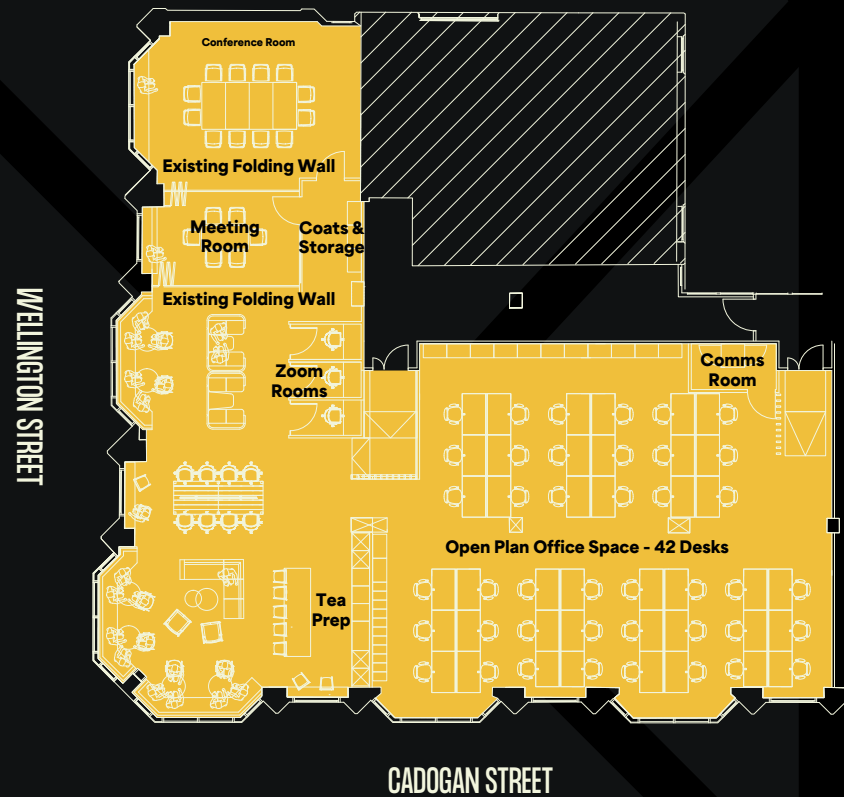
# The Wee Suite

Freshly refurbished and offering excellent natural daylight, the west office of the 3rd floor delivers a dynamic workplace that is suitable for all modern day occupiers.

3rd Floor

3,980 sq ft

## Floor Plan



INDICATIVE IMAGE

## Specification

**Ready to Occupy space offering:**

- 42 desks
- 1 large boardroom and 1 meeting room
- Zoom rooms
- Fitted kitchen with communal breakout area
- Collaboration area and custom fitted perimeter seating
- Suspending ceiling with LED lighting
- Storage space
- Fully cabled with CAT 6 cabling



INDICATIVE IMAGE

## LEASE

The suite is available on a new FRI lease on terms to be agreed.

## EPC

A copy of the EPC is available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## RATING

For business rating information please visit the Scottish Assessors Association website: [www.saa.gov.uk](http://www.saa.gov.uk)

70WST

5TH

# The Big Suite

Offering a fully fitted modern workspace solution ready for immediate occupation. Including an arrival lounge with collaborative breakout spaces, meeting and boardrooms as well as a fully serviced kitchen. The 5th floor also offers a private terrace – perfect for a breath of fresh air.



5th Floor

7,784 sq ft

## Space Plan



## Fully Fitted

- 80 desks
- 1 large boardroom and 3 meeting rooms
- 3 private offices
- 5 collaboration and breakout areas
- Arrival lounge for staff, clients, and informal meetings including coffee point
- Private terrace
- Fitted kitchen with communal breakout area
- Storage space
- Fully cabled with CAT 5e cabling

## LEASE

The suite is available on a new FRI lease on terms to be agreed.

## EPC

A copy of the EPC is available upon request.

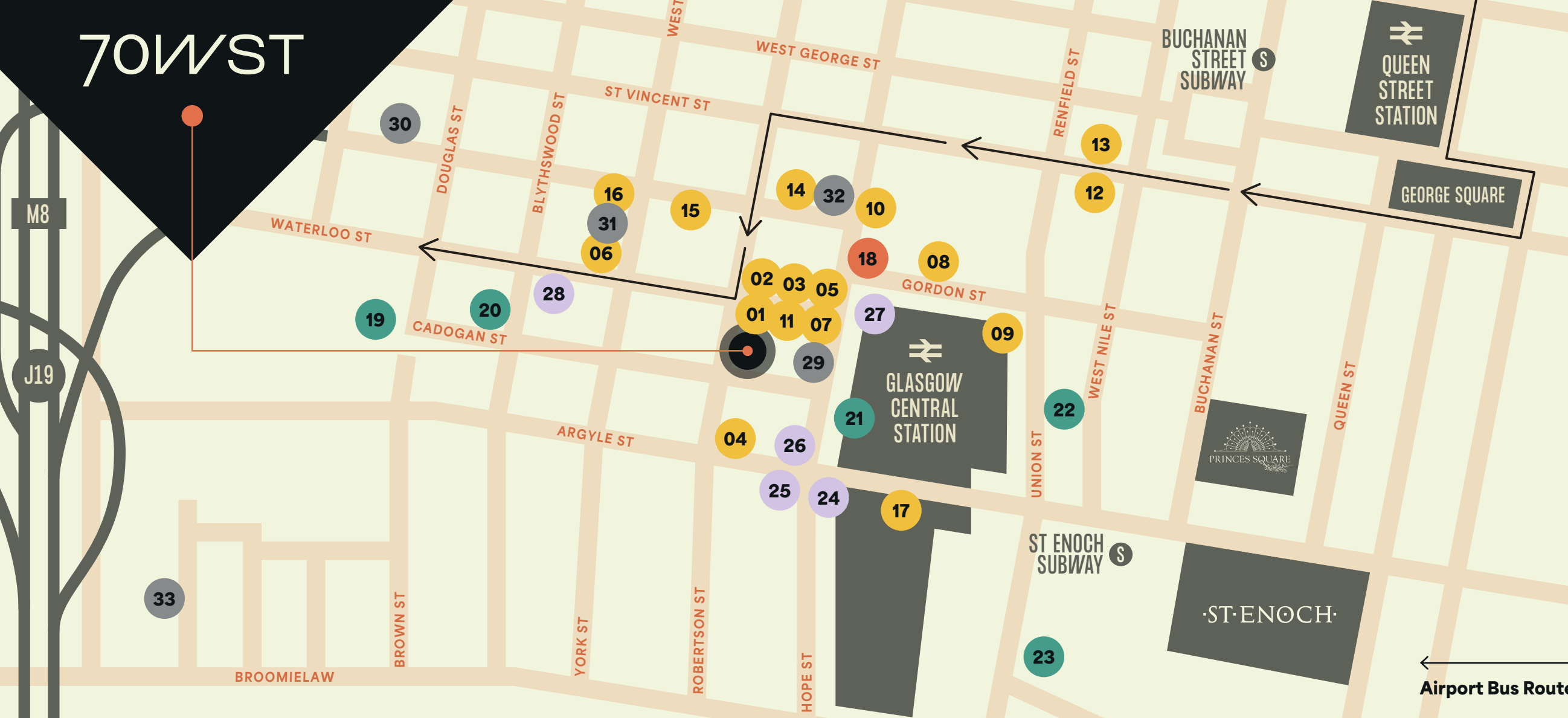
## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## RATING

For business rating information please visit the Scottish Assessors Association website: [www.saa.gov.uk](http://www.saa.gov.uk)

70WST



# Further Information & Viewing

For further information or to arrange an inspection please contact the joint letting agents:

**Ryden**

**CBRE**

**Gillian Giles**

**Sarah Hagen**

07826 946 312  
gillian.giles@ryden.co.uk

07468 724 253  
sarah.hagen@cbre.com

**Scott Farquharson**

**Stefanie Tucker**

07384 543 094  
scott.farquharson@ryden.co.uk

07880 455 948  
stefanie.tucker@cbre.com

## Location

70 Wellington Street is located within the heart of Glasgow's Central Business District, with a range of transport and retail/fitness amenities all within easy walking distance:

Central Station	2 minutes
Airport Bus Stop	2 minutes
Buchanan Street	5 minutes
Princes Square	5 minutes
St Enoch Subway	7 minutes
Queen Street Station	10 minutes

## AMENITIES:

- 01 Rhoderick Dhu
- 02 Piece
- 03 The Smokin' Fox
- 04 Co-op
- 05 Caffè Nero
- 06 Ho Wong
- 07 Nando's
- 08 Sainsbury's Local
- 09 Gordon Street Coffee
- 10 Mezcal
- 11 El Camino
- 12 Chakoo
- 13 Fat Hippo
- 14 63rd + 1st
- 15 Pret A Manger
- 16 Philpotts
- 17 Platform

## NEXTBIKE STATION:

- 18 Gordon Street

## CAR PARKING:

- 19 Cadogan Square Car Park
- 20 Q-Park Waterloo Street
- 21 NCP Glasgow Central
- 22 NCP Mitchell Street
- 23 Q-Park Jamaica Street

## HOTELS:

- 24 Motel One
- 25 Radisson Blu
- 26 YOTEL Glasgow
- 27 voco Grand Central
- 28 Hotel Indigo

## FITNESS:

- 29 PureGym
- 30 The Gym
- 31 F45 Gym
- 32 Beat Theory Fitness
- 33 NXT Level Fitness



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## Ground Floor – WorkStation

Suite	NIA	No. of Desks	Size of Meeting Room	Monthly Rental*
1	452 sq ft	06	-	£2,166
2	1,130 sq ft	18	6 Person	£5,415
3	1,317 sq ft	18	8 Person	£6,311
4	1,550 sq ft	24	8 Person	£7,427

**\*Includes:**

Rent, Service Charge, Communal Utilities, Building Insurance (not contents), Base Internet Provision, Fit Out, Furniture and Dilapidations (fair wear and tear basis).

Occupiers are responsible for their demised utilities, suite cleaning and for payment of any Local Authority Rates which may be payable.

In this respect we highlight the Scottish Government's Small Business Bonus Scheme and Fresh Start Relief Scheme:

<https://www.mygov.scot/non-domestic-rates-relief>

70W/ST

## Viewing & Further Information

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