

CSA





# G51

Welcome to G51, a unique 55,000 sq.ft (5,000 sq.m) workspace platform that provides a 21st century hub for bold and innovative business thinking



# OUR PLATFORM



We aspire to create places where people and businesses can do their best, most creative thinking.



We put "Wellbeing" at the heart of our business, building places that promote happiness, health and productivity.



We believe a workspace should be flexible, which meets your needs now and energises your growth in the years to come.

# BE HERE NOW

Glasgow is the beating heart of entertainment in Scotland - bars, restaurants, music and the arts. All can be found within a stone's throw of G51.

From the cool vibes of Finnieston, to the hot-house for new music at King Tut's Wah Wah Hut and the everlasting buzz of events at the Hydro,

Glasgow's cultural fabric is rich and it's happening now.





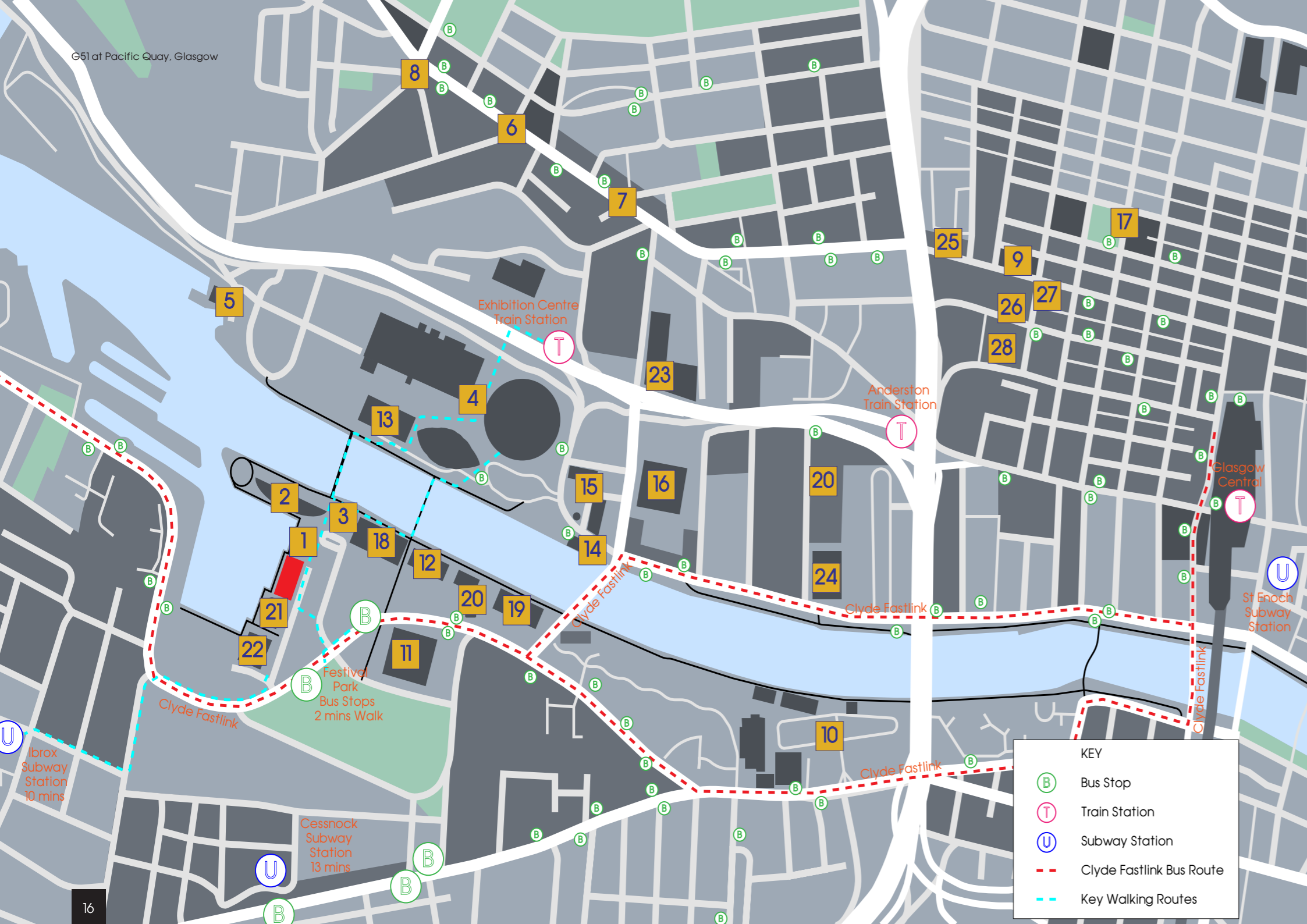


## COMBINING WORK AND PLAY COULDN'T BE EASIER...

Once home to Prince's Dock, the beating heart of Glasgow's trade and shipping industry, distributing goods across the globe. Today Pacific Quay's banks are abuzz with creative and commercial activity. It's a hub for media where BBC Scotland and STV call home.

G51 is right next door to the IMAX cinema. It's also a short walk away from Glasgow's Science Centre and Europe's only seaplane terminal.





**KEY**

- B Bus Stop
- T Train Station
- U Subway Station
- - - Clyde Fastlink Bus Route
- - - Key Walking Routes

# AROUND A GOOD CROWD

## ENTERTAINMENT, BARS & RESTAURANTS

1. Imax & Starbucks
2. Glasgow Science Centre
3. Lagom Kitchen at the Cabin
4. SSE Hydro and Clydebuilt Bar & Kitchen
5. Clydeside Distillery
6. The Gannet, Crabshakk, Silla Korean, Ox & Finch, Seb & Mili, Mora
7. The Finnieston, Mother India, Porter & Rye, The Steamie Coffee Roasters
8. Firebird, Le Petit Cochon, The Butchershop, Ashoka
9. King Tut's Wah Wah Hut
10. Springfield Leisure Park

## GYMS & HOTELS

11. Village Hotel and Gym & Starbucks
12. Premier Inn
13. Crowne Plaza Hotel, Restaurant & Gym
14. Hilton Garden Inn
15. Radisson RED & Skybar, Campanile Hotel
16. Nuffield Health & Fitness Gym
17. Malmaison, Dakota and Blythswood Hotel

## BUSINESSES

18. BBC
19. STV
20. Frame
21. Bip Solutions
22. The Hub (GSofA School of Simulation & Visualisation)
23. Axis Animation
24. Daily Record, Sunday Mail, Metro
25. Scottish Power, KPMG
26. Morgan Stanley
27. JP Morgan Chase, PWC
28. Axa

And many more...

**#1**  
CITY FOR MUSIC

Glasgow was the first city in the UK to be designated a UNESCO City of Music.

**42%**  
MORE AFFORDABLE THAN EDINBURGH

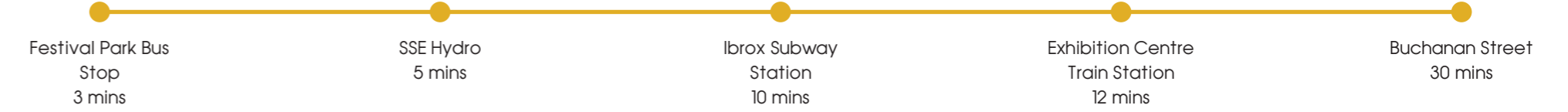
The cost of living makes a big difference. Glasgow is 42% more affordable than Edinburgh.

**46%**  
STUDENT RETENTION

Glasgow has 3 world class universities, with competitive living and business costs to match. The city is a success story in retaining and developing a highly skilled workforce, with computer science, law and the creative arts being key draws.



## WALK



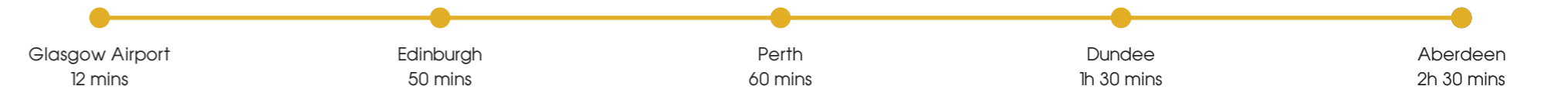
## BUS



## SUBWAY



## CAR



# ALWAYS CONNECTED

### CULTURAL DELIGHTS

For business and leisure alike, great connections are crucial. G51's position enables you to easily connect to clients and friends within the city, the country and the world. After-work entertainment is guaranteed with great bars, restaurants and cultural sites just moments away.

### NEXT STOP

Clyde Fastlink is a dedicated bus route that connects G51 to Queen Elizabeth University Hospital to the west and Glasgow Central Station to the east in a matter of minutes. It is a high frequency, rapid bus service that provides a genuine alternative to the car.



## A LOW CARBON FUTURE FOR GLASGOW

“Over 300km of  
cycle lanes criss-  
cross the city”

“You need to get to work every  
day, so if you built cycling into the  
day it essentially takes willpower  
out of the equation”

• Dr Jason Gill, Glasgow University

Glasgow is radically transforming the way people move around its streets. With the implementation of Scotland's first low emission zone, the city is improving the air quality and de-carbonising its transport network.

Cars are being pushed out of the centre of town and being replaced with key arterial cycle highways such as the southside cycle lanes. New public transport routes are being formed, driving connectivity that can only benefit your team even further at G51.

# PARK YOUR BIKE

Glasgow's a great city for cyclists, with new cycle lanes and a cycle share scheme making it even safer and easier to get around. This hasn't gone unnoticed at G51, we've created the building with cyclists in mind too.

Pedal straight into the building's secure cycle station, park your bike and chuck your stuff into one of forty eight lockers. If you raced your way to work, cool off in one of the many on-floor showers.

Our onsite bike repair station and essential repairs vending machine means you'll always be equipped to get back on the road and on to your next destination pronto...





### Enhanced Connectivity

WiredScore "Platinum" targeted

Two separate comms risers with individual cable trays for each floor



### Features

Showers

Self-service parcel delivery lockers

Flexible floor plates with ability to create private stairs between floors



### Sustainability

BREEAM "Excellent" targeted

EPC "A" targeted

WELL "Gold" rating targeted

Electric car charging points



### Flexibility

Designed for 1:8 occupancy

Raised access floor

LED lighting

VRF heating & cooling system

Glazing that enhances natural daylight & minimises solar gain



### Measurements

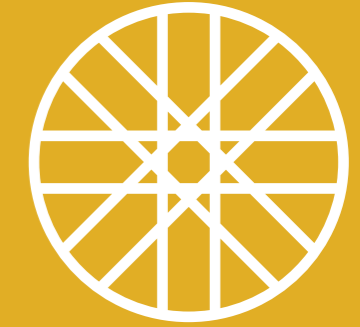
Double height atrium reception

Clear floor to ceiling heights of 2.8m+

Two 15 person lifts

Designed in accordance with BCO 2014

Equality Act compliant



### Amenities

Manned reception, 24/7 fob access

44 secure cycle spaces

48 cycle lockers

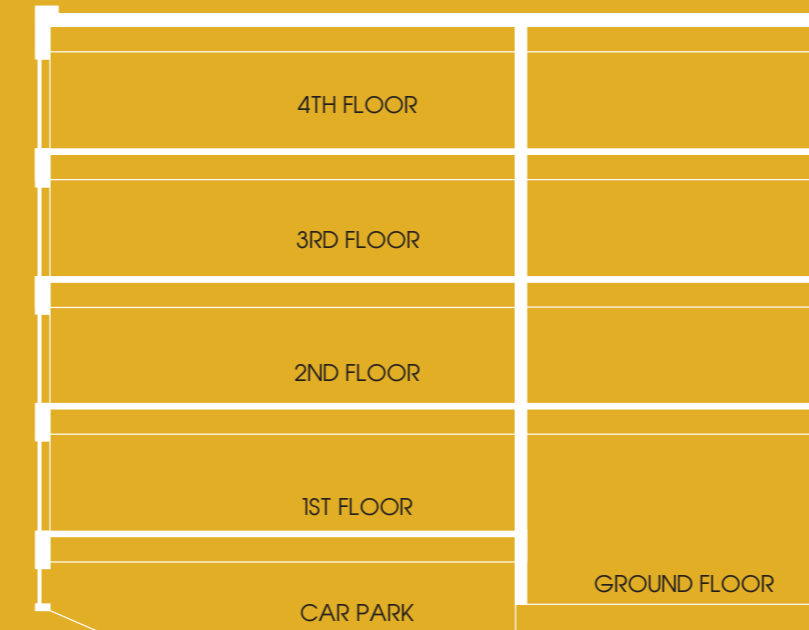
Repair station & essential repairs vending machine

30 car park spaces



# YOUR SPACE

As well as providing maximum efficiency, our flexible, virtually column-free space, with exceptional natural light, offers the vision and opportunity to adapt to the unique needs of your business.

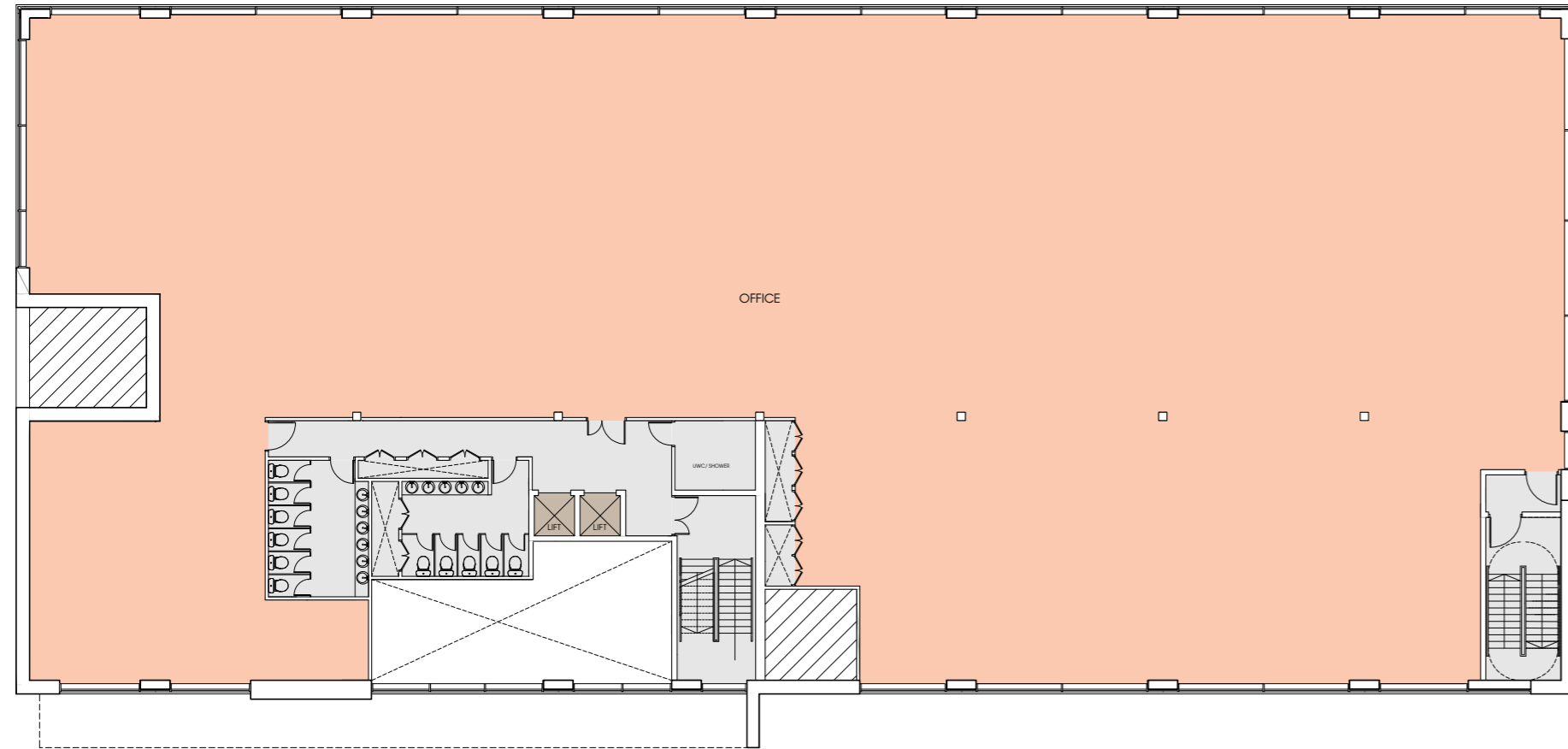


	USE	SQ M	SQ FT
4TH FLOOR	OFFICE	1,254	13,497
3RD FLOOR	OFFICE	1,254	13,497
2ND FLOOR	OFFICE	1,254	13,497
1ST FLOOR	OFFICE	1,180	12,701
GROUND FLOOR	RECEPTION	136	1,436
CAR PARK	SECURE CYCLE PARKING BIKE REPAIR STATION ESSENTIAL REPAIRS VENDING MACHINE CAR PARKING ELECTRIC CAR CHARGING POINTS		
TOTAL		5,078	54,628

Areas are estimates only and will be subject to final scheme, planning and measurement at practical completion

# FLOOR PLANS

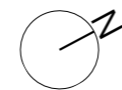
Waterside



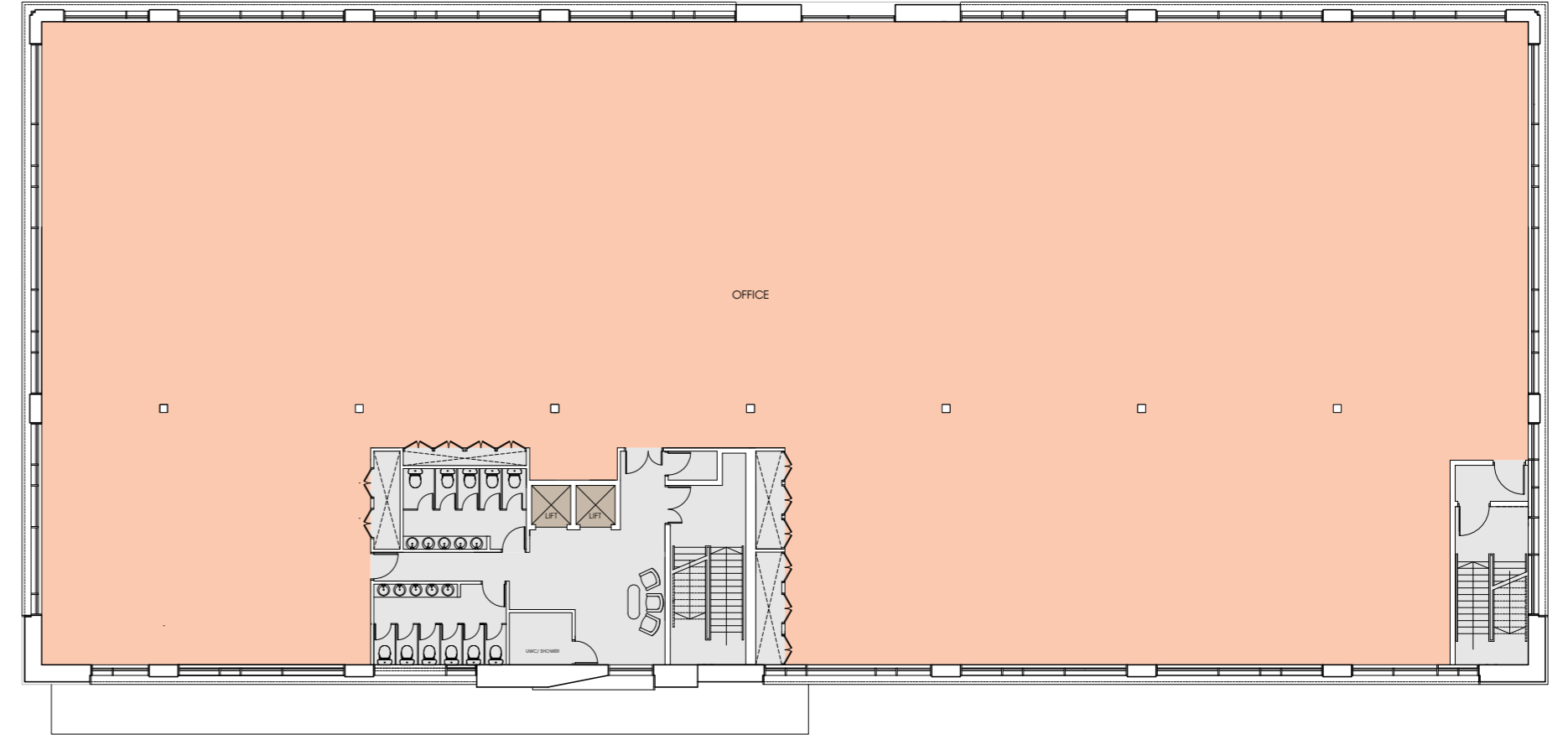
Pacific Quay (Road)

## 1ST FLOOR

Plans for indicative purposes only, not to scale



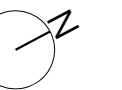
Waterside



Pacific Quay (Road)

## 2ND - 4TH FLOOR

Plans for indicative purposes only, not to scale



# CREATIVE LAYOUT



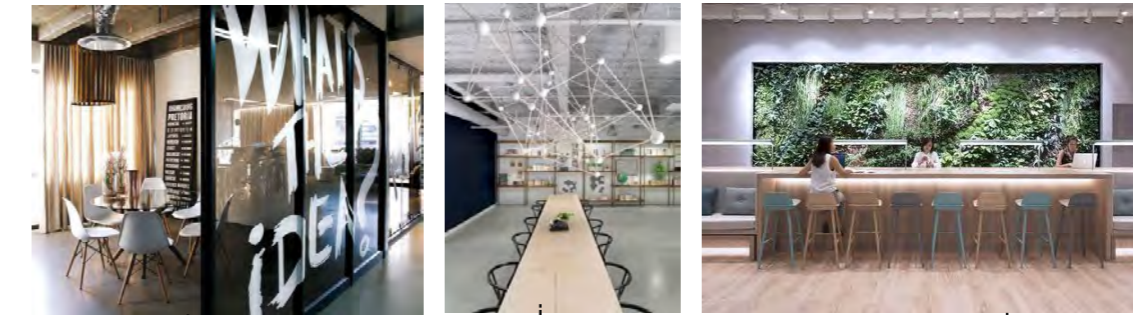
<b>Floor Area</b>	1180 sq m
<b>Approx. 8 sq m per person</b>	
<b>Workstations</b>	88
<b>Reception</b>	1
<b>Agile Working</b>	84
<b>TOTAL</b>	173



TYPICAL FLOOR PLAN: 1ST FLOOR

Plans for indicative purposes only, not to scale

# CREATIVE LAYOUT



<b>Floor Area</b>	1254 sq m
<b>Approx. 8 sq m per person</b>	
<b>Workstations</b>	96
<b>Reception</b>	1
<b>Agile Working</b>	58
<b>TOTAL</b>	155



TYPICAL FLOOR PLAN: 2ND FLOOR - 4TH FLOOR

Plans for indicative purposes only, not to scale



# CREATIVE LAYOUT



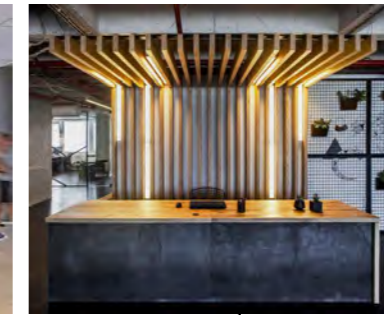
Floor Area	1214 sq m
Approx. 8 sq m per person	
Workstations	96
Agile Working	85
TOTAL	181



INTERCONNECTING STAIRS FLOOR PLAN: 1ST FLOOR

Plans for indicative purposes only, not to scale

# CREATIVE LAYOUT



Floor Area	1254 sq m
Approx. 8 sq m per person	
Workstations	90
Reception	1
Agile Working	66
TOTAL	158



INTERCONNECTING STAIRS FLOOR PLAN: 2ND FLOOR - 4TH FLOOR

Plans for indicative purposes only, not to scale

# PROFESSIONAL LAYOUT



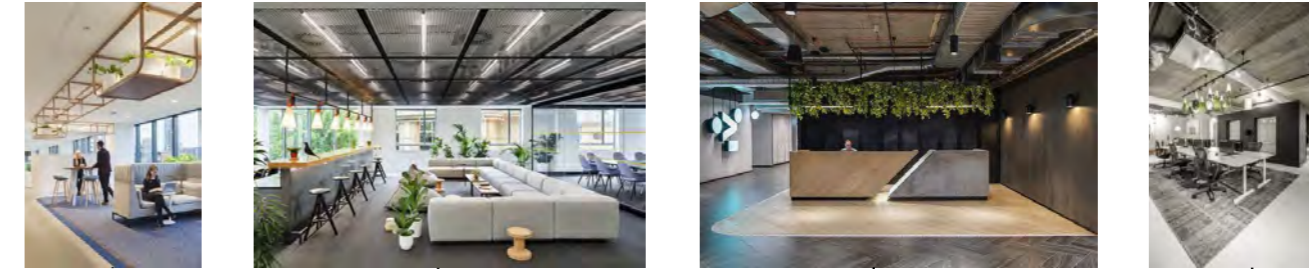
<b>Floor Area</b>	<b>1180 sq m</b>
<b>Approx. 8 sq m per person</b>	
<b>Workstations</b>	<b>154</b>
<b>Reception</b>	<b>1</b>
<b>TOTAL</b>	<b>155</b>



TYPICAL FLOOR PLAN: 1ST FLOOR

Plans for indicative purposes only, not to scale

# PROFESSIONAL LAYOUT



<b>Floor Area</b>	<b>1254 sq m</b>
<b>Approx. 8 sq m per person</b>	
<b>Workstations</b>	<b>170</b>
<b>Reception</b>	<b>1</b>
<b>TOTAL</b>	<b>171</b>



TYPICAL FLOOR PLAN: 2ND - 4TH FLOOR

Plans for indicative purposes only, not to scale

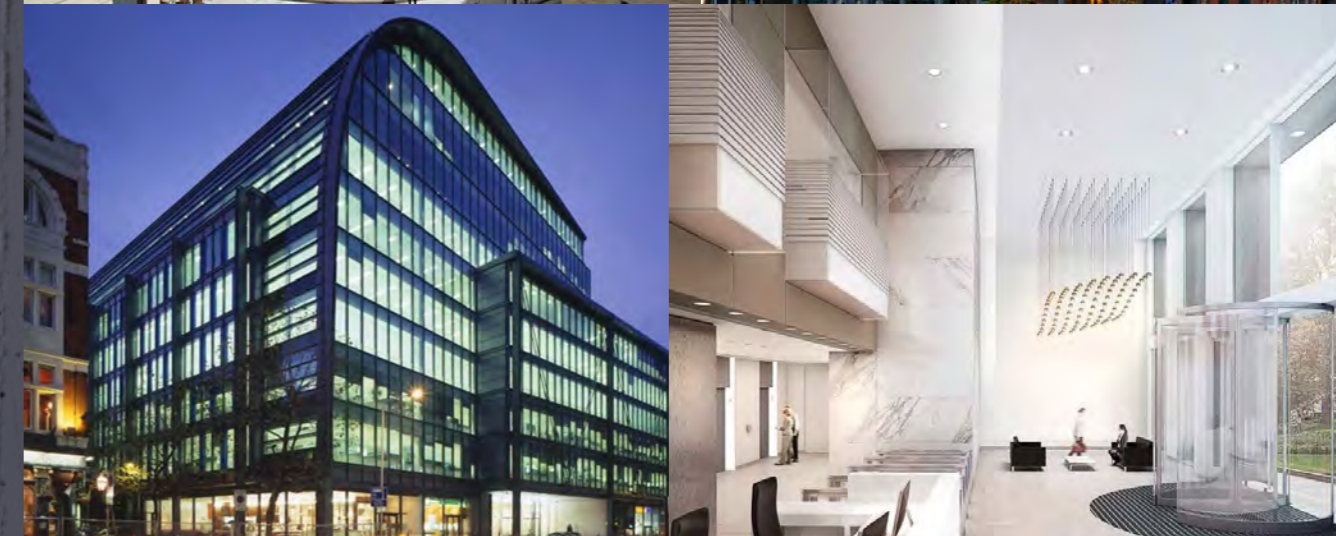


# THE DEVELOPMENT TEAM

G51 is being delivered by an experienced joint venture team headed up by Espresso Property Ltd.

Notable schemes the members of the team have delivered are:

- MidCity Place, London (475,000 sq.ft new build office)
- 5 Broadgate, London (703,000 sq.ft new build office)
- One Carter Lane, London (120,000 sq.ft cut & carve office refurbishment)
- PWC Ireland HQ, Dublin (512,000 sq.ft new build office)
- Park Quadrant, Glasgow (98 Luxury Apartments)







## THE PROJECT TEAM

HOLMES  
MILLER

Architects

atelier ten

大成 DENTONS

Waterman

FAIRHURST

STRUER

A DEVELOPMENT BY

**expresso**  
property

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