

**Reimagined. Reconfigured. Revitalised.**

**Three Hundred**

**Bath Street**

**Glasgow G2 4JR**

Situated at Charing Cross, where the West End meets Sauchiehall Street the building features the largest floor plate in town with column free, light-filled floors of up to 30,000 sq ft.



Rediscover

300 Bath St.



# Street Appeal

Creating a stunning new entrance.

# New Arrival

The spectacular new feature reception.





- 6 - Tenant 6
- 5 - Tenant 5
- 4 - Tenant 4
- 3 - Tenant 3
- 2 - Tenant 2
- 1 - Tenant 1



# Chat Room

The reimagined reception area.

# Lift Off

Striking new lift lobby.



# Availability

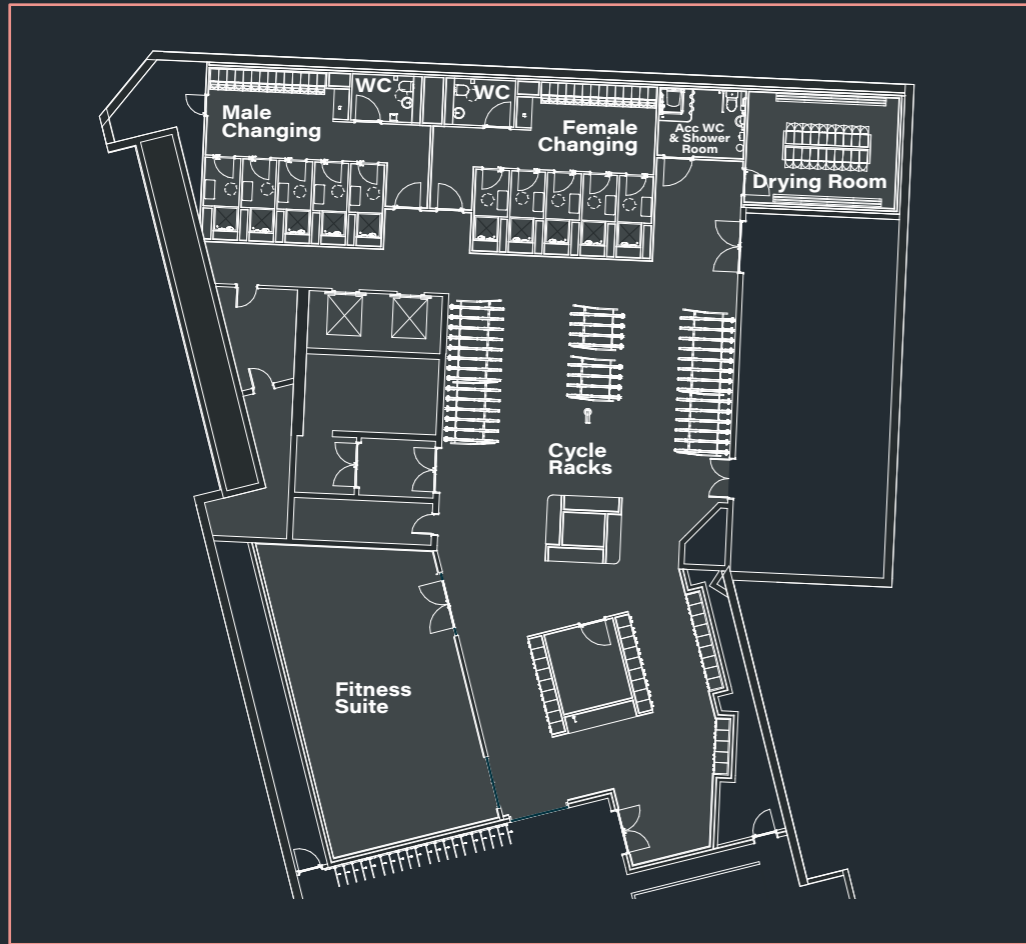
Floor		sq ft
06	University of Glasgow	
05		19,900
04 West	Fairhurst	
04 East		9,777
03		29,625
02	Regus t/a Spaces	
01 West	LSPIM	
01 East	University of Glasgow	
GF West		9,521
GF East		9,206
Total		78,029

Secure parking spaces available

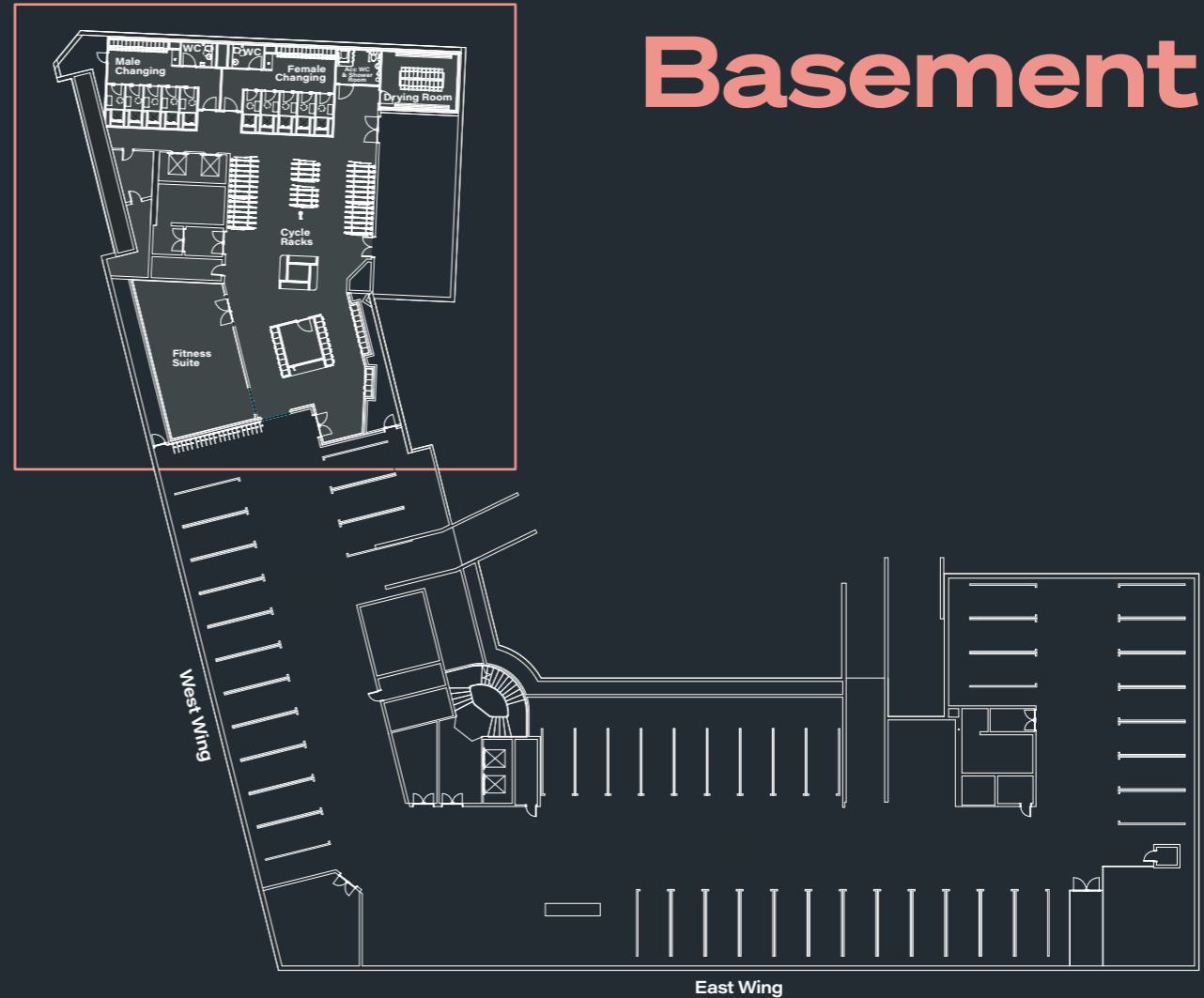
- Available
- Let



# Floor Plans



Wellbeing Amenity Zone

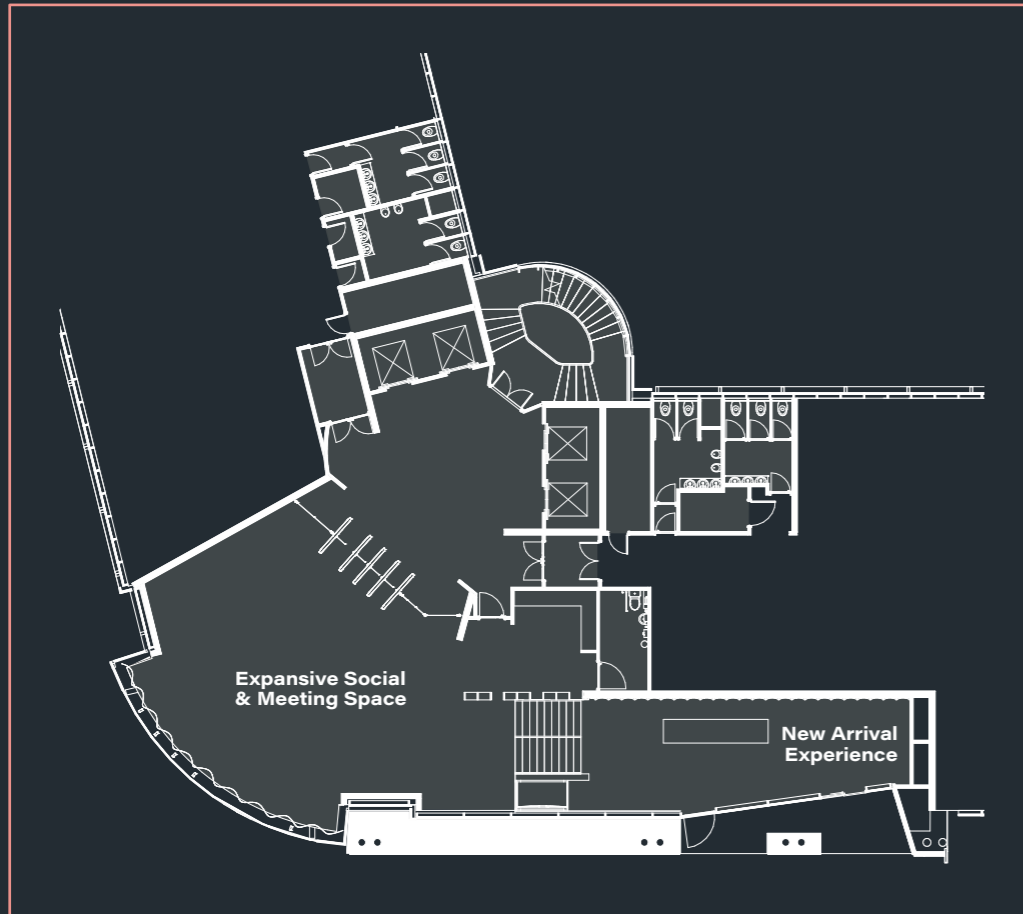


Basement

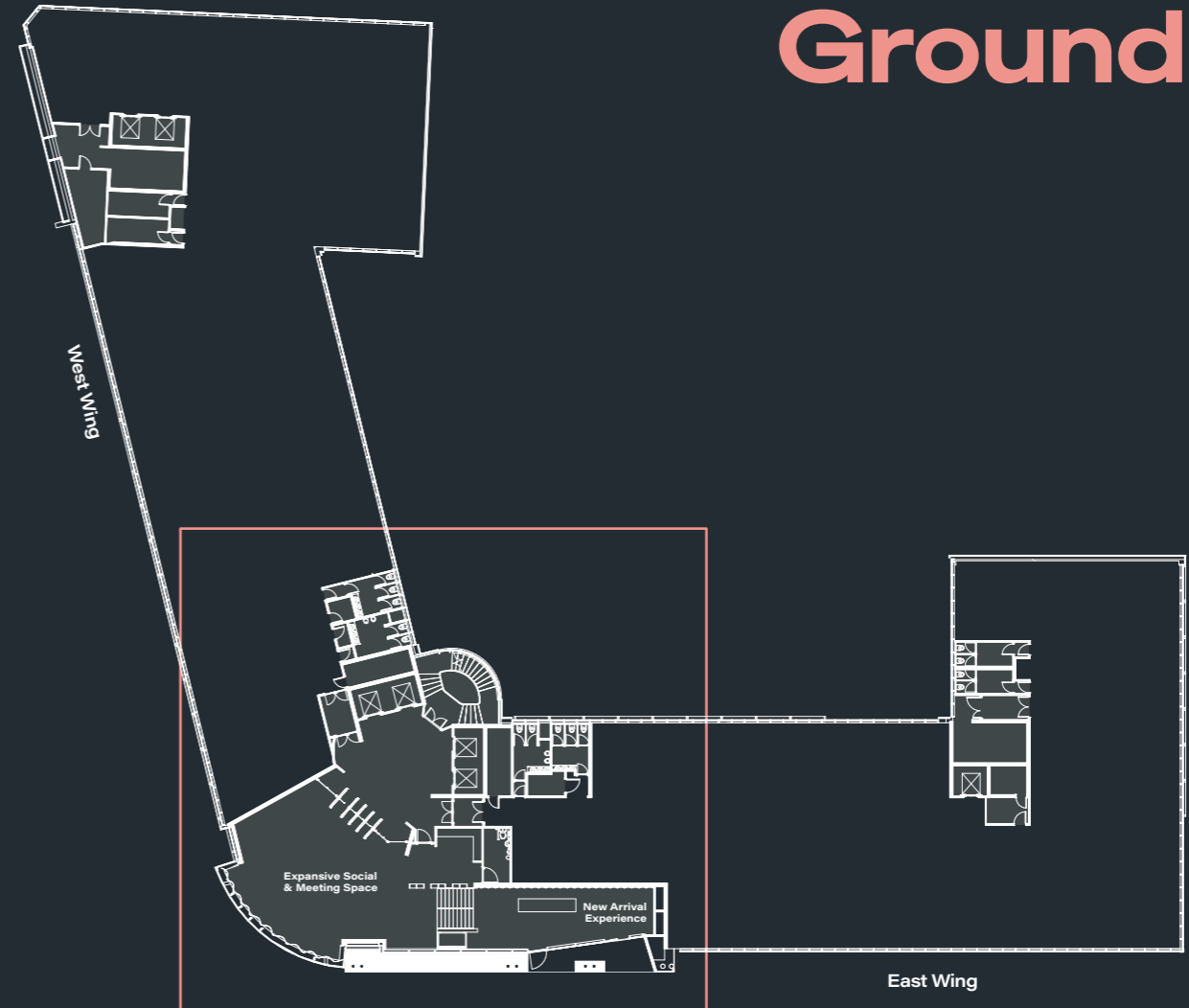


# Floor Plans

Ground



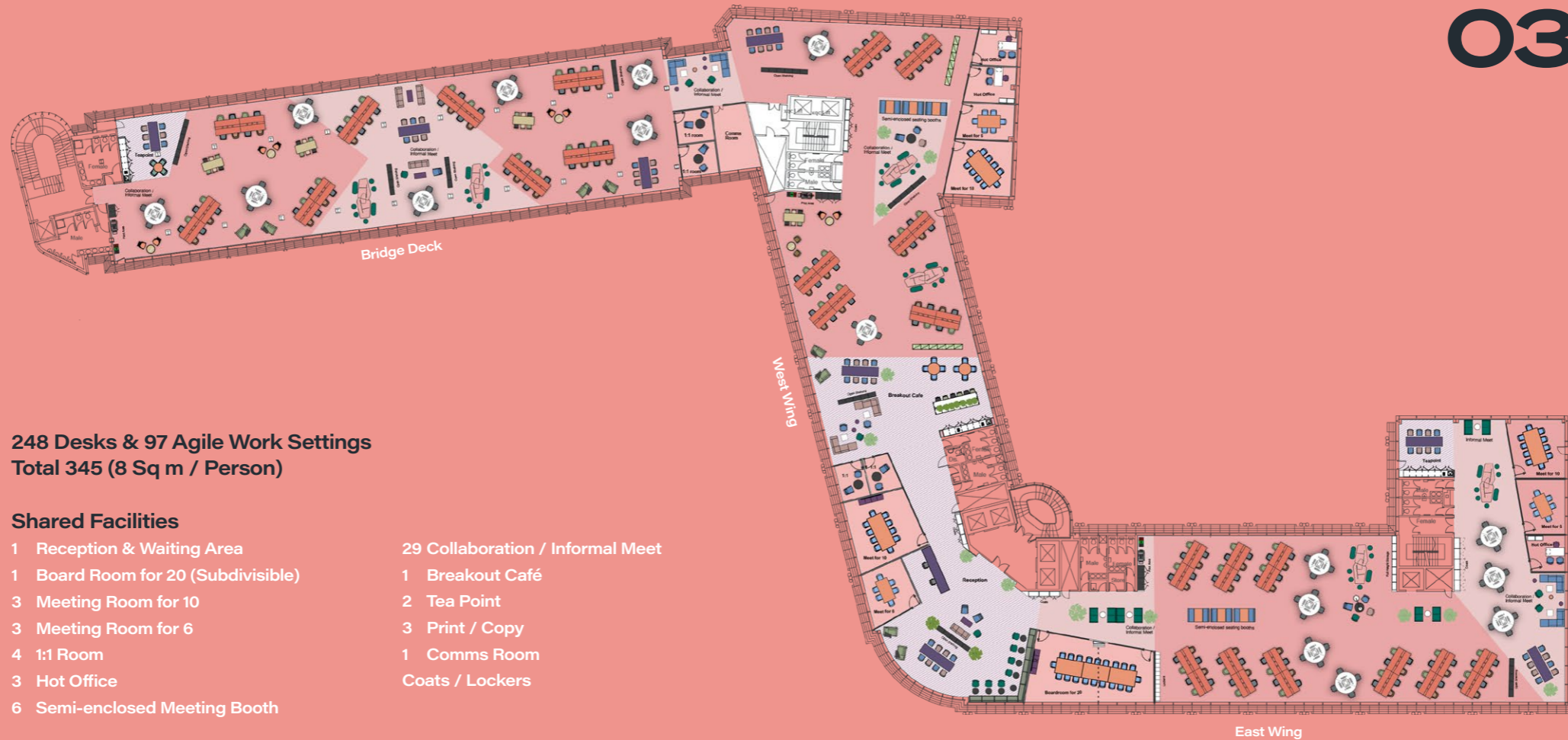
Reception



East Wing

# Custom Workspaces

03



**248 Desks & 97 Agile Work Settings**  
**Total 345 (8 Sq m / Person)**

## Shared Facilities

- |                                    |                                  |
|------------------------------------|----------------------------------|
| 1 Reception & Waiting Area         | 29 Collaboration / Informal Meet |
| 1 Board Room for 20 (Subdivisible) | 1 Breakout Café                  |
| 3 Meeting Room for 10              | 2 Tea Point                      |
| 3 Meeting Room for 6               | 3 Print / Copy                   |
| 4 1:1 Room                         | 1 Comms Room                     |
| 3 Hot Office                       | Coats / Lockers                  |
| 6 Semi-enclosed Meeting Booth      |                                  |

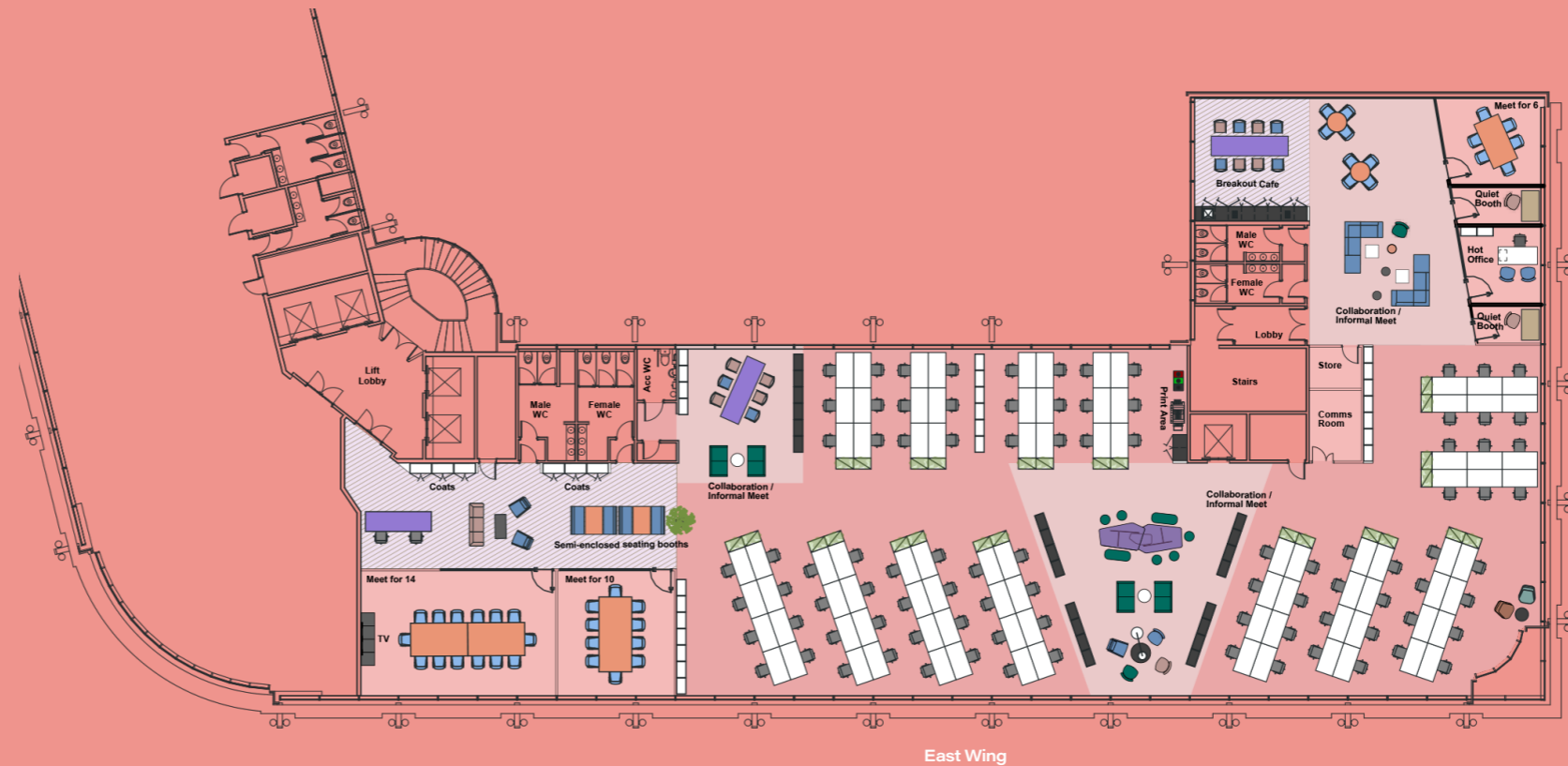
# Custom Workspaces

## 04

92 Desks  
Professional Layout  
Total 92 (10 Sq m / Person)

### Shared Facilities

- 1 Reception & Waiting Area
- 1 Board Room for 14
- 1 Meeting Room for 10
- 1 Meeting Room for 6
- 2 Quiet Work Booths
- 1 Hot Office
- 2 Semi-enclosed Meeting Booth
- 9 Collaboration / Informal Meet
- 1 Breakout Café
- 1 Print / Copy
- 1 Comms Room
- 1 Store Room
- Coats / Lockers



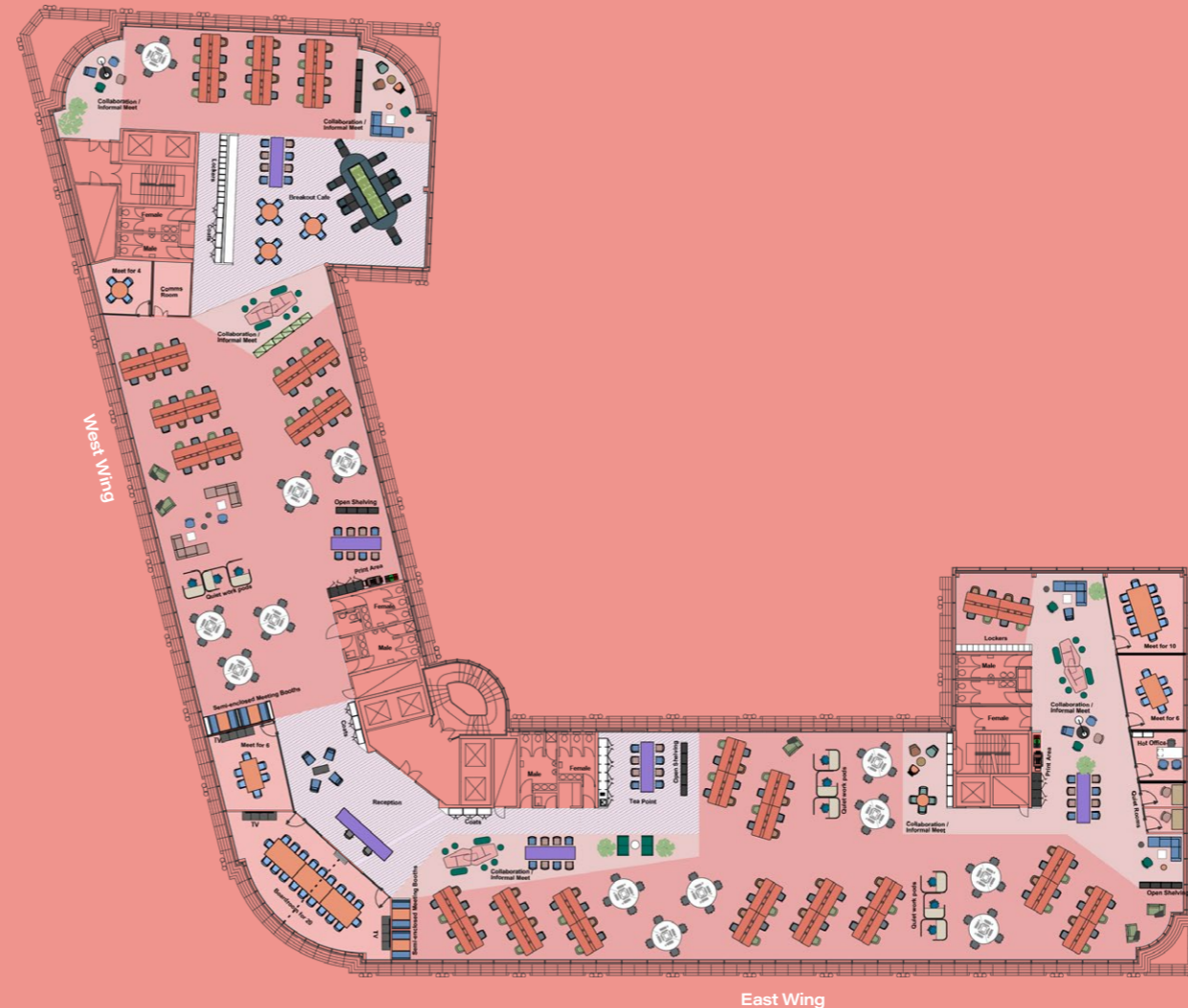
# Custom Workspaces

## 05

213 Desks & 47 Agile Work Settings  
Total 260 (8 Sq m / Person)

### Shared Facilities

- 1 Reception & Waiting Area
- 1 Board Room for 20 (Subdivisible)
- 1 Meeting Room for 10
- 2 Meeting Room for 6
- 1 Meeting Room for 4
- 2 Quiet Room
- 1 Hot Office
- 9 Quiet Work Pod
- 4 Semi-enclosed Meeting Booth
- 10 Collaboration / Informal Meet
- 1 Breakout Café
- 1 Tea Point
- 2 Print / Copy
- 1 Comms Room
- Coats / Lockers





**Large column  
free floor plates**



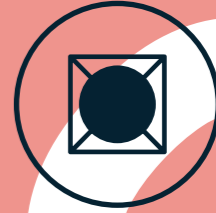
**Air  
conditioning**



**Raised  
access floor**



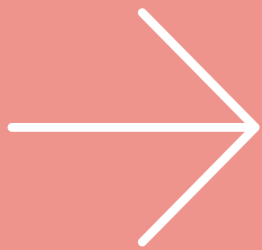
**Metal tiled  
ceiling system**



**Recessed  
LED lighting**

# Specification

# at a glance



**Accessible  
toilet facilities**



**Seven  
passenger lifts**



**BMS for optimum  
services control**



**EPC rating**

COLUMNN

FREE

Cycling to work or going for a run at lunchtime?

300 Bath Street has a new wellbeing amenity zone with a fully equipped gym, extensive accessible shower facilities, bike storage, lockers and a drying room.



# End of journey







  
**FITNESS SUITE**



# Wellbeing



**63 storage lockers**



**Designated drying room**



**Accessible shower and WC**



**120 cycle racks**



**Cycle repair and washing station**



**Fitness suite**



**10 shower cubicles**

at a glance

300 Bath Street is ideally situated at Charing Cross, where Glasgow's thriving West End merges with the city centre.



# Where the City meets the West End

Elegant Park Circus,  
Kelvingrove Park and  
Art Gallery & Museum.

You're within easy reach of Finnieston

“One of the best places  
to live in the UK”

The Times, 2019



University of Glasgow

WEST END

BBC

SEC

Hydro

STV

KELVINGROVE PARK  
10 MINUTE WALK

PARK CIRCUS

FINNIESTON  
10 MINUTE WALK

Sauchiehall St

Mitchell Library

Woodlands Rd

Anderston Station

Hilton Hotel

Scottish Power

Charing Cross Station

M8 J18

Pure Gym

St Vincent Plaza

ST GEORGE'S CROSS

M8 J19

FINANCIAL DISTRICT

Sauchiehall Street -  
First Completed Avenues Project

Moda Development

Malmaison

Dakota Hotel

BLYTHSWOOD SQUARE

Glasgow School of Art

# Connecting Glasgow

- 1 Minute Drive  
M8 Motorway  
Junction 18
- 2 Minute Walk  
Charing Cross  
Station
- 10 Minute Walk  
Finnieston
- 10 Minute Walk  
Kelvingrove Park
- 10 Minute Walk  
Anderston Station

- 12 Minute Walk  
Cowcaddens &  
St George's Cross  
Subway
- 14 Minute Drive  
Glasgow Airport
- 15-18 Minute Walk  
Queen Street and  
Central Station

# Distances

300 Bath Street is ideally situated at Charing Cross, where Glasgow's thriving West End merges with the city centre.

- Subway Station
- Train Station
- Walking Times
- Cycle Routes



# at a glance



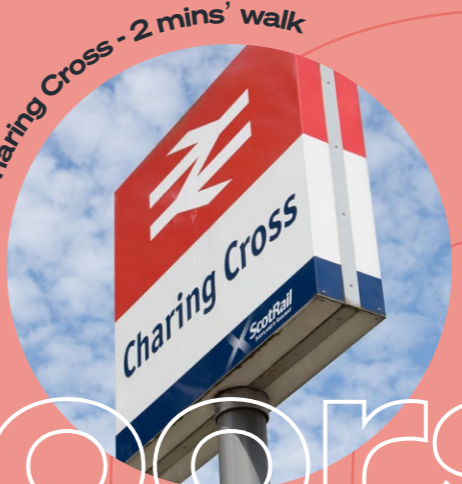
Tinderbox - 2 mins' walk



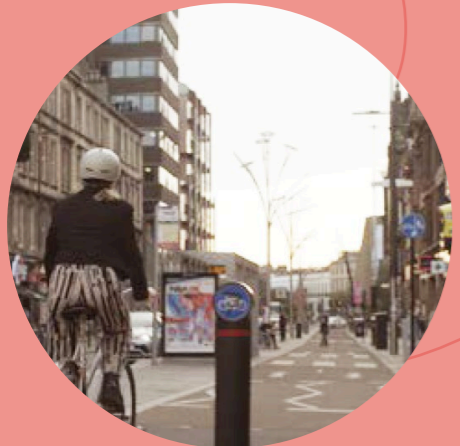
The King's Theatre - 2 mins' walk



Tesco Express - 9 mins' walk



Charing Cross - 2 mins' walk



Baby Grand - 1 min walk



PureGym - 5 mins' walk



Premier Inn - 1 min walk



Across the road from 300 Bath Street is the conveniently located Charing Cross Station which provides regular rail links to city suburbs, Edinburgh and beyond.

Within a few minutes' walk are lots of great spots for a bite to eat or afterwork drinks including bike friendly Sauchiehall Street just around the corner.

# On your doorstep

Stroll 10 minutes West away from the bustle of Sauchiehall Street and you'll discover some of the best cafes, restaurants and bars in Glasgow.

Lebowski's - 10 mins' walk



The Finnieston - 10 mins' walk



The Gannet - 12 mins' walk



Kelvingrove Park - 10 mins' walk



# Heading West

The Ben Nevis - 12 mins' walk



Silla Korean Restaurant - 13 mins' walk



Ox and Finch - 12 mins' walk



Kelvingrove Café - 12 mins' walk



Six by Nico - 12 mins' walk



Porter & Rye - 11 mins' walk







Reimagined. Reconfigured. Revitalised.

**Space available  
to let on flexible  
lease terms to  
be agreed.**

## Contact

For further information or to  
arrange a viewing, please contact  
the joint letting agents.

## Ryden

Ken McInnes  
[ken.mcinnnes@ryden.co.uk](mailto:ken.mcinnnes@ryden.co.uk)  
0141 270 3136



Colin Mackenzie  
[colin.mackenzie@knightfrank.com](mailto:colin.mackenzie@knightfrank.com)  
0141 566 6024

Images in this publication are for indicative purposes only. Misdescriptions: Messrs Ryden LLP/Knight Frank for themselves or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for uses and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them, as statements of fact but must satisfy themselves by inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden LLP/Knight Frank has any authority to make or give any representations or warranty whatever in relation to this property. Prepared June 2022.