

# TAILOR MADE SUITES



THE GARMENT FACTORY



# A CUT ABOVE THE REST





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# LEASE WHAT YOU SEW



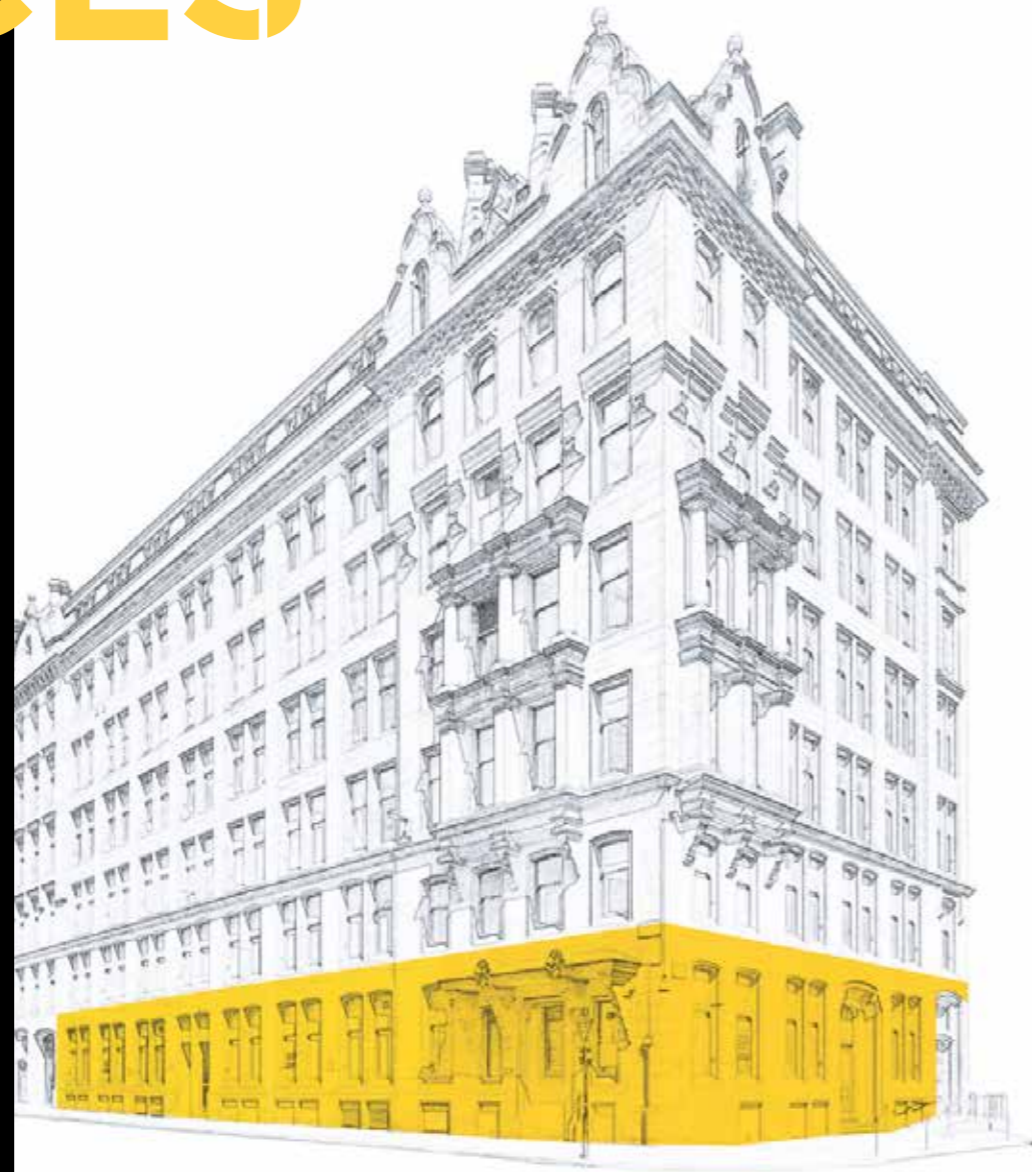
## SPEC

- / Spacious character offices with expansive high ceilings
- / Plug and play, ready for occupation on day one
- / Artisan café & dedicated cycle lift
- / Reception and numerous breakout spaces
- / Multiple entrances and touch free, secure access points
- / DDA compliant
- / Short term leases, offering maximum flexibility
- / Scale up and down as required, in tailor made space



# OFFICES

Floor	Suite	Desks	Sqft
B	Suite 01	(6)	258
B	Suite 02	(6)	230
B	Suite 03	(10)	457
B	Suite 04	(6)	269
G	Suite 05	(12)	495
G	Suite 06	(12)	516
G	Suite 07	(14)	630
G	Suite 08	(14)	612
G	Suite 09	(16)	710
G	Suite 10	(18)	764
G	Suite 11	(16)	694
G	Suite 12	(18)	705

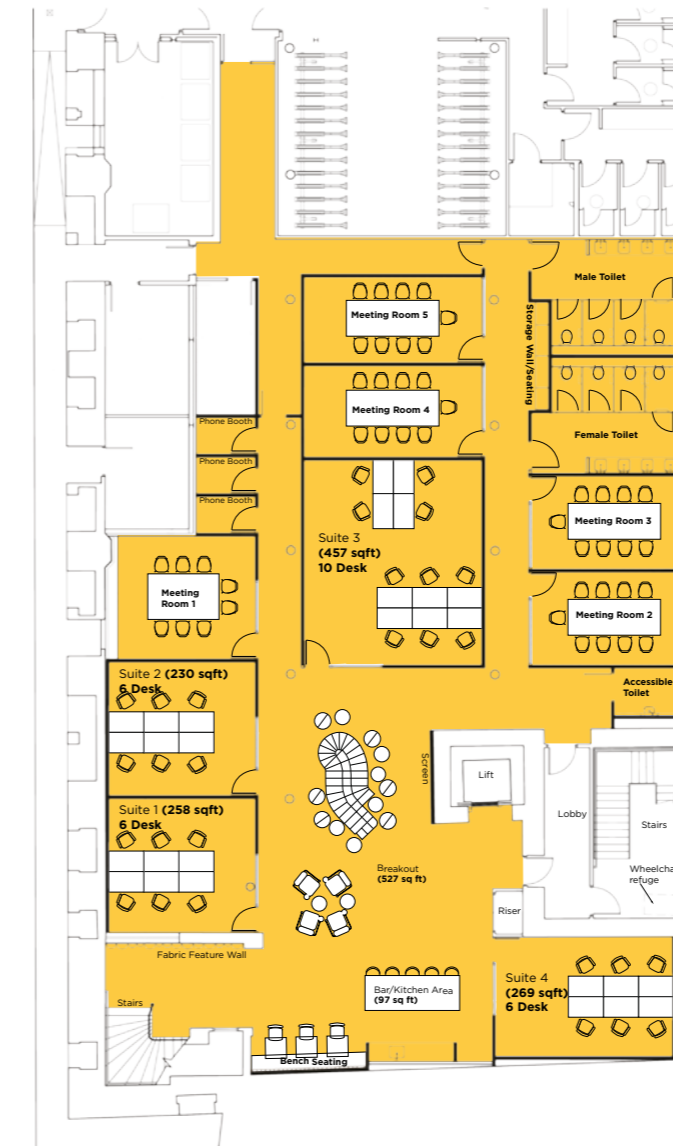


Montrose Street

Ingram Street

# PLANS

## Basement Floor



## Ground Floor



# READY TO WEAR



Contemporary break-out area with kitchen



Stylish, fully furnished offices



Super fast IT and printing services





# ALL THE FRILLS

The Garment Factory goes above and beyond offering tenants amenities such as:

- / On-site cafe and catering
- / Games room
- / Receptionist
- / Meeting room and event space
- / Cycle Storage
- / Showers, lockers and drying room

These unique facilities are unlike any other in Glasgow.



### Cycle store

Secure cycle racks and lockers and drying room are available to all tenants

**Male, female and disabled shower and changing rooms**





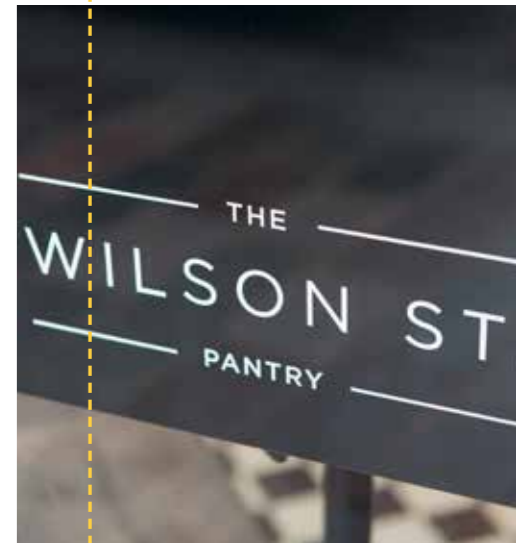


# CAFE & CATERING

# LOCATION



Merchant City is one of Glasgow's most vibrant areas brimming with art, culture, and fashion, complete with fabulous places to eat and drink. It hosts a number of nationally recognised restaurant names alongside eclectic independent bars, galleries and quirky little shops to explore.



# LINKS

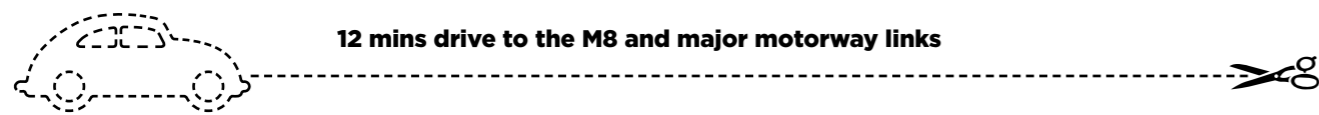
Getting here couldn't be simpler, with main line & underground stations within a few minutes walk, plenty of off street parking and easy access to the M8 motorway.



20 mins to Glasgow City Airport via the M8

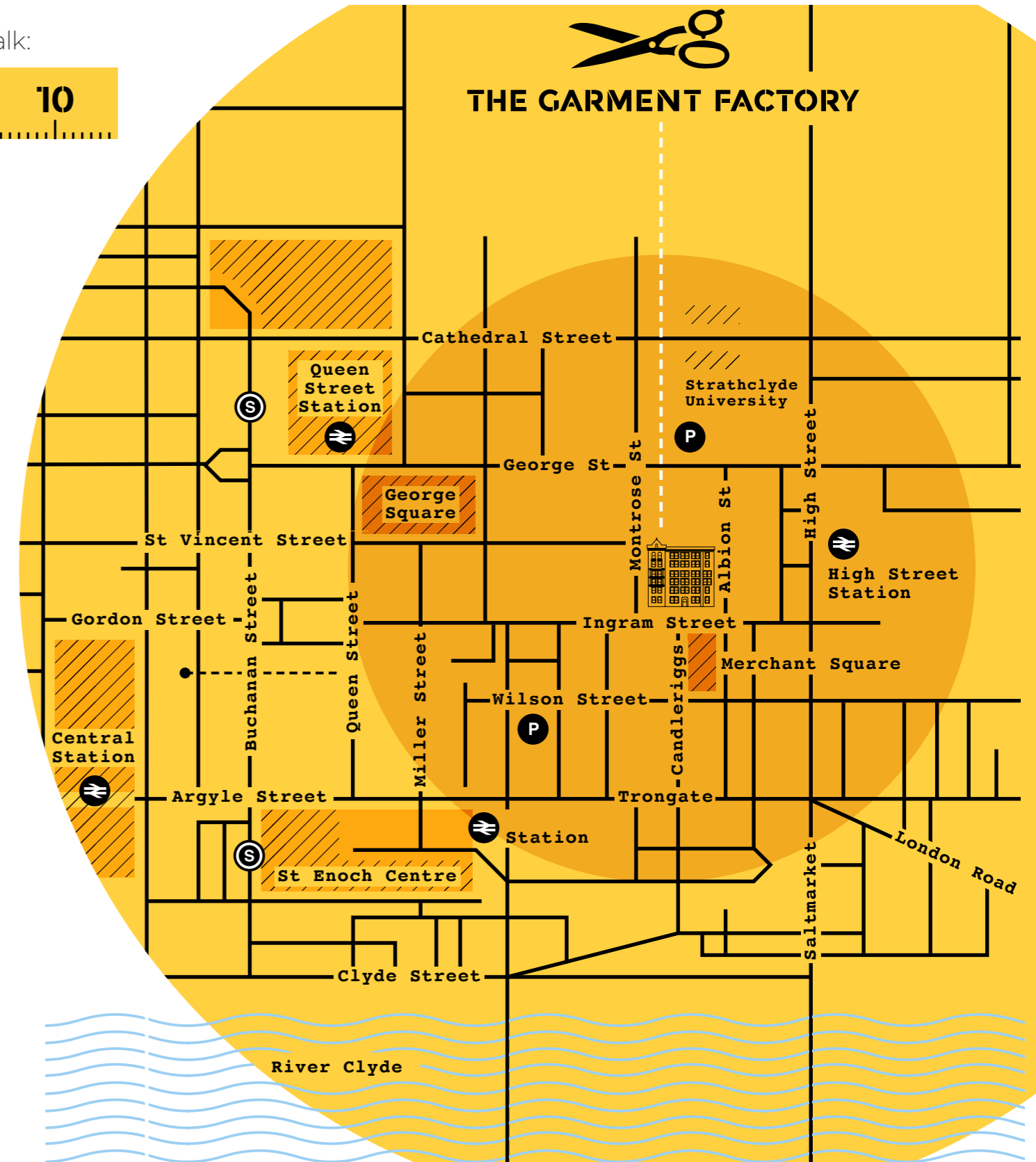


10 mins walk to Glasgow Central Station and 6 mins walk to Queen Street Station



12 mins drive to the M8 and major motorway links

Minutes walk:



# CONTACT

Letting Agents:

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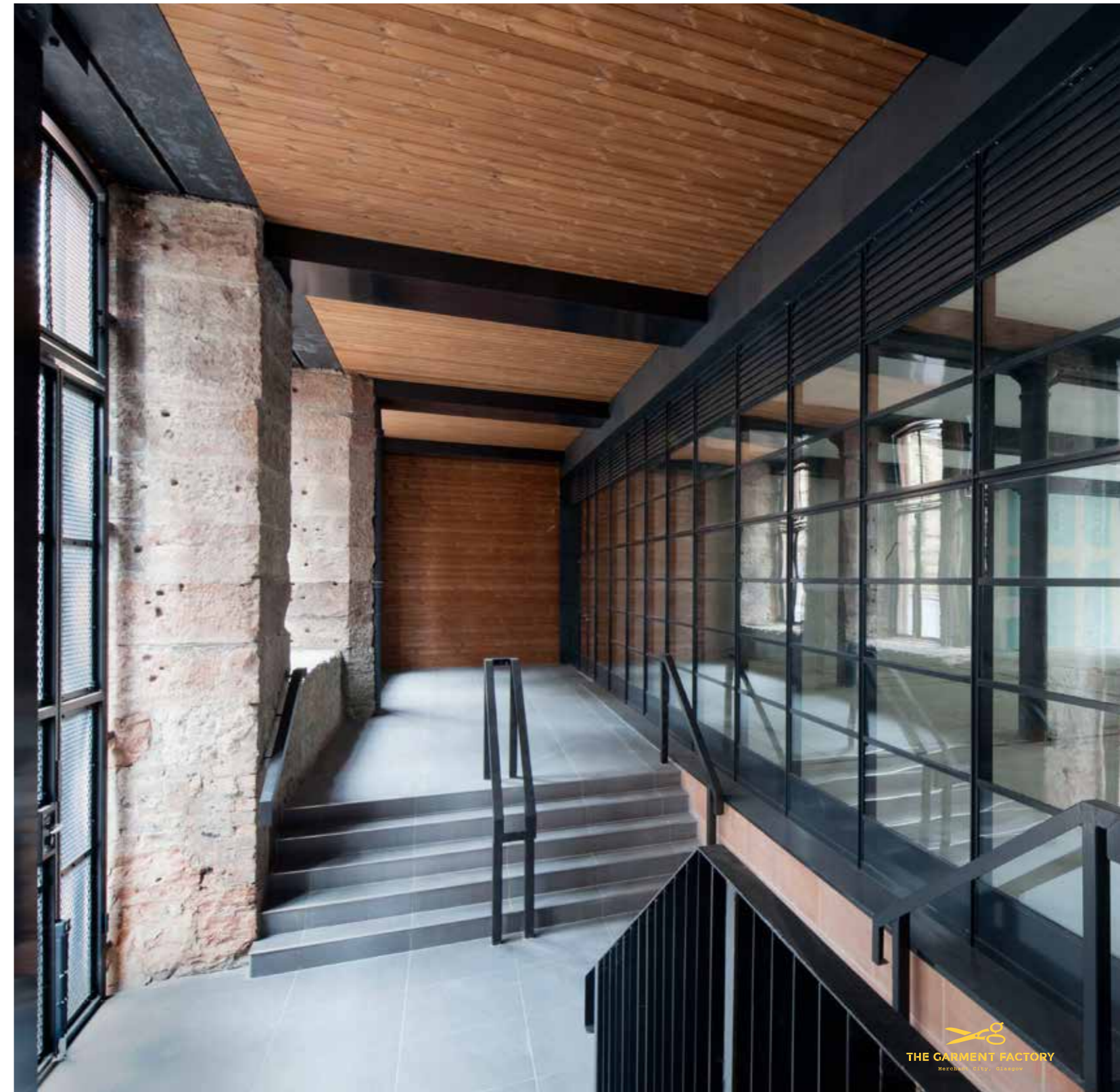
# CBRE

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# THE GARMENT FACTORY

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[www.garment-factory.co.uk](http://www.garment-factory.co.uk)



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