

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 polygon on the left side, and various rectangular and triangular sections. These sections are filled with different patterns: some have a grid of small white dots, some have thin vertical white lines, and others are solid dark grey. 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.

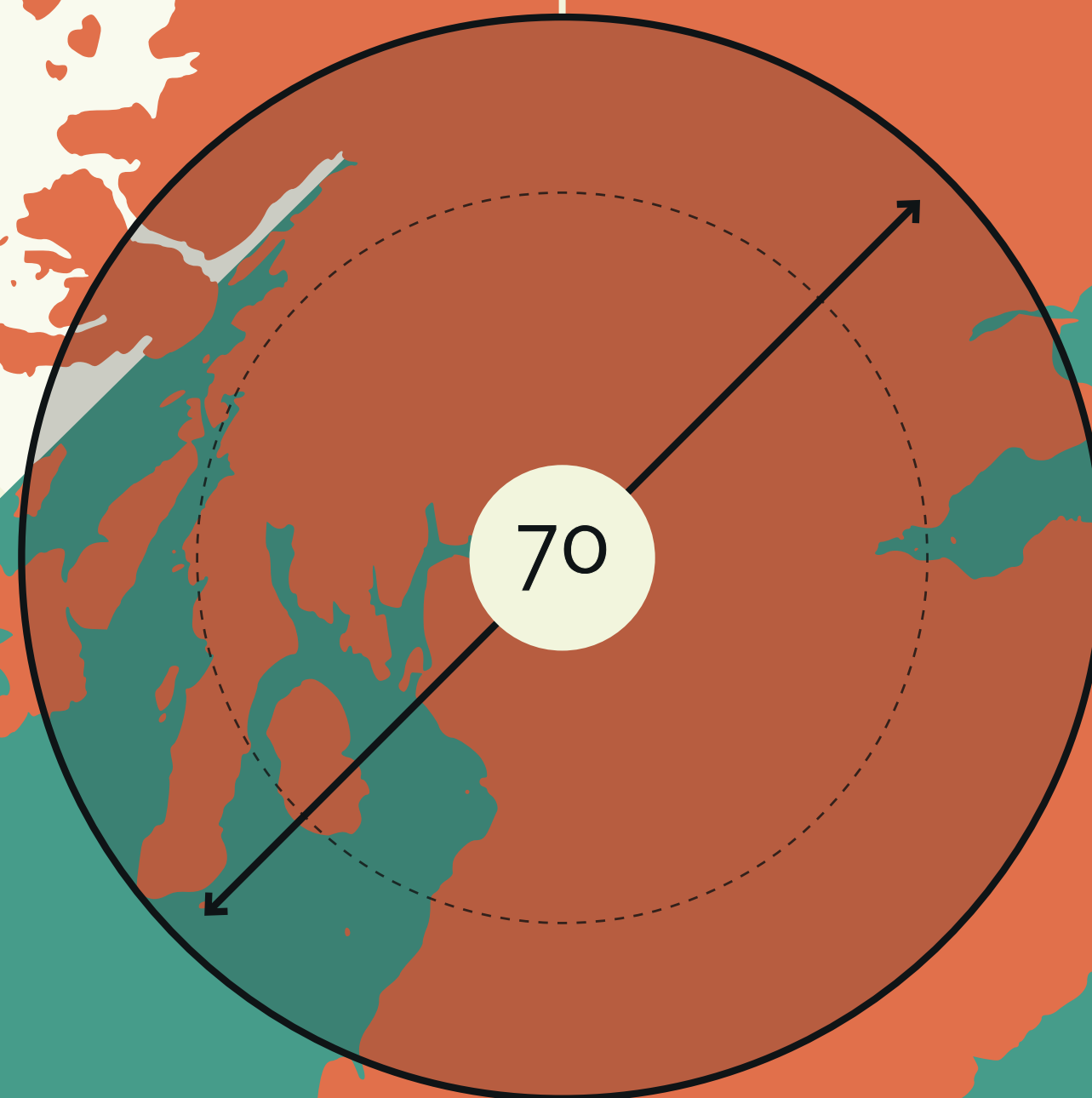
First impressions are everything! We have completely transformed the arrival experience with our newly designed managed foyer, featuring recycled black panelling coupled with a new angular 'Mirri' reception desk, feature lighting, projector art, digital directory board and of course our much loved angel,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





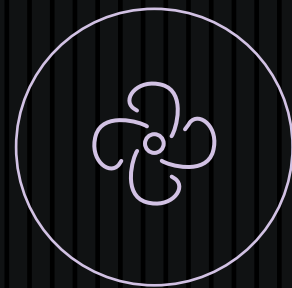
New LED lighting



New double glazed openable windows



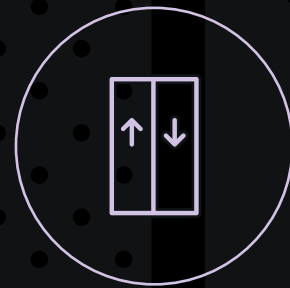
Exposed feature ceilings



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



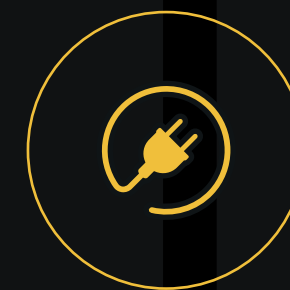
New cycle storage for 32 bikes



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.

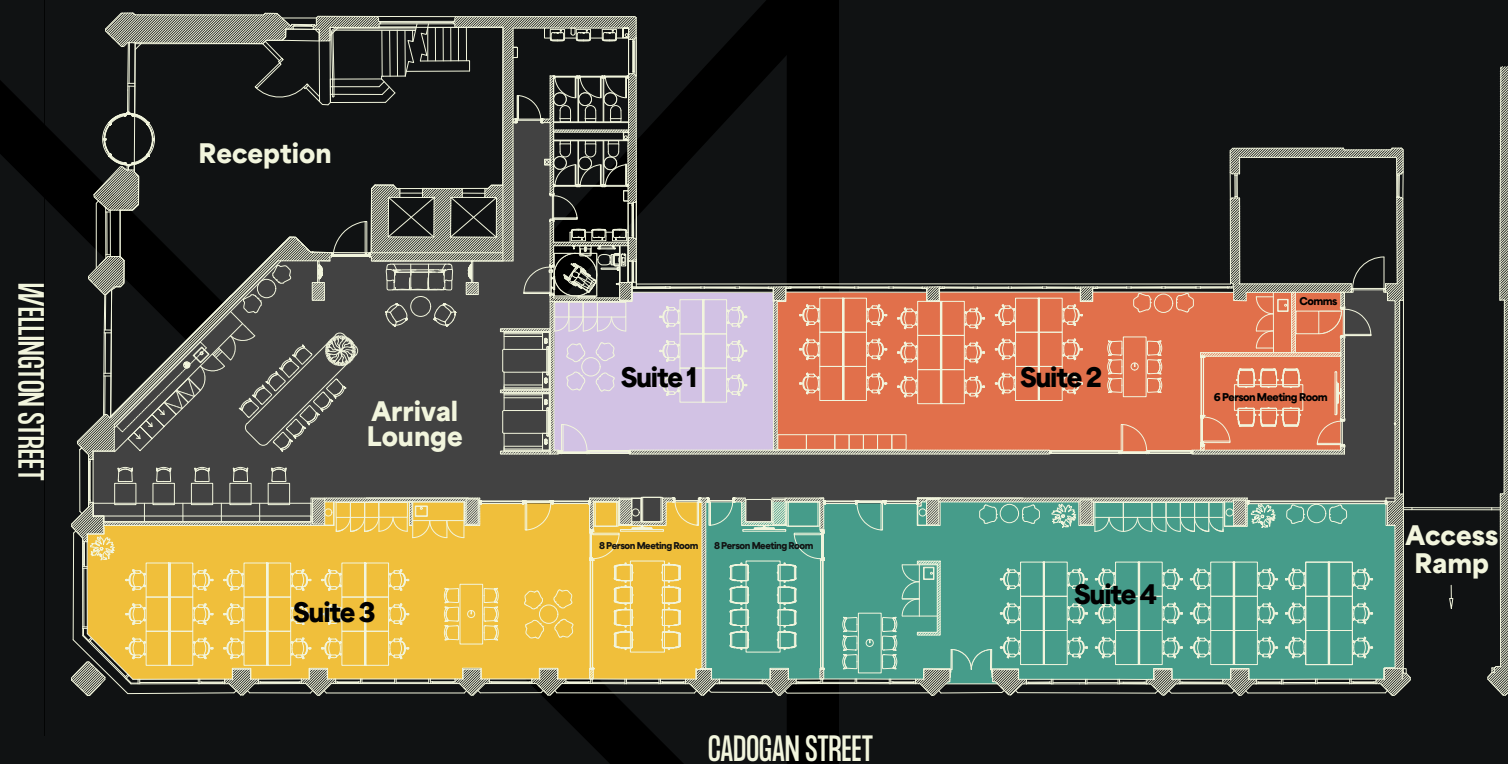


Specification

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



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

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

70WST

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The 1st Floor

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

First Floor	2,500 - 7,160 sq ft
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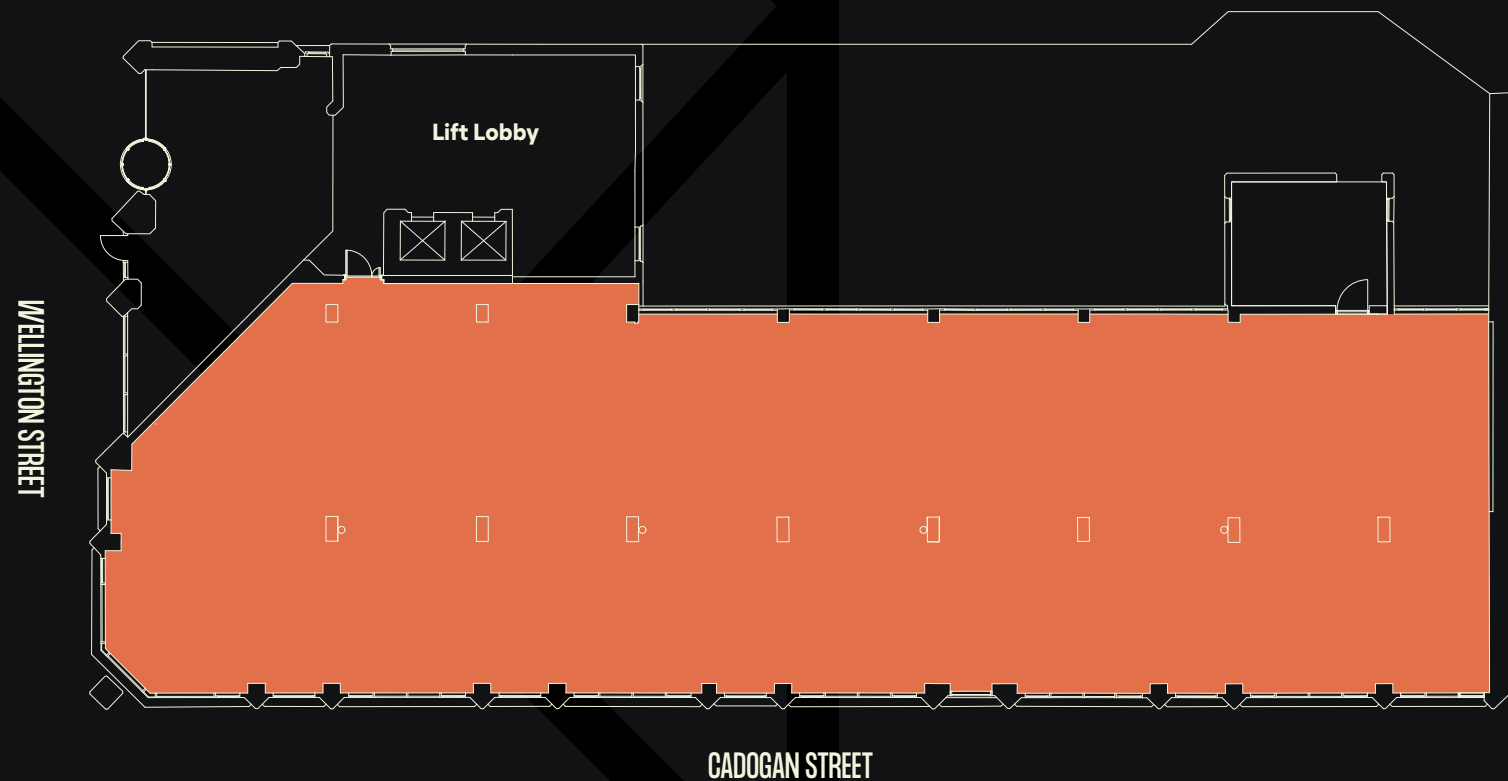


Specification

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
- The floor can be split to provide suites from 2,500 sq ft

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.

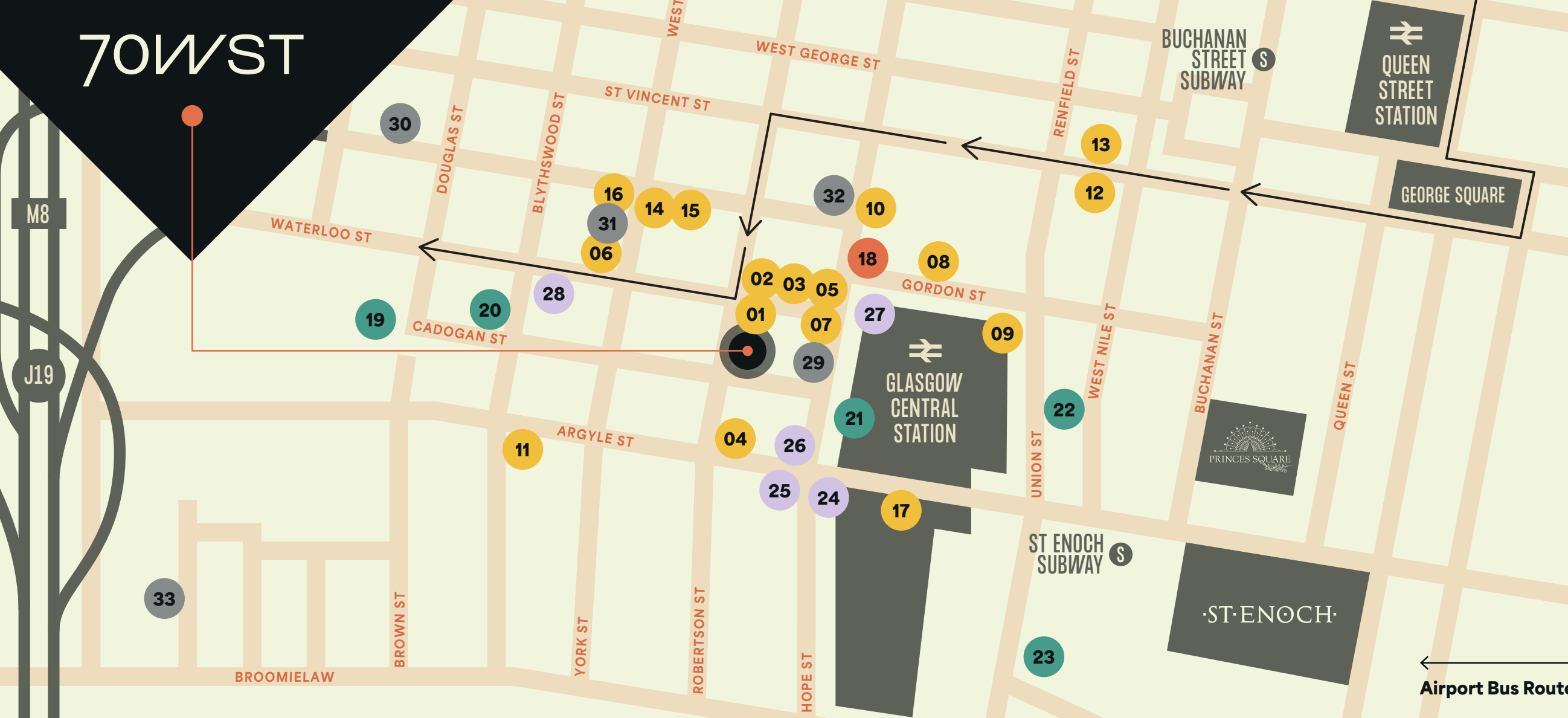
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70WST



Further Information & Viewing

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

Ryden

CBRE

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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 The Duke's Umbrella
- 12 Chakoo
- 13 Fat Hippo
- 14 Göst
- 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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