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70 WELLINGTON ST
GLASGOW G2 6UA





Following a comprehensive refurbishment with sustainability at its core, 70 Wellington Street now sets a new standard for modern office space. A number of high-profile lettings have been achieved in recent months, a testament to the landlord's commitment to supporting modern working patterns with flexible breakout areas and dynamic collaborative spaces.

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.

70WST

70 Sourced

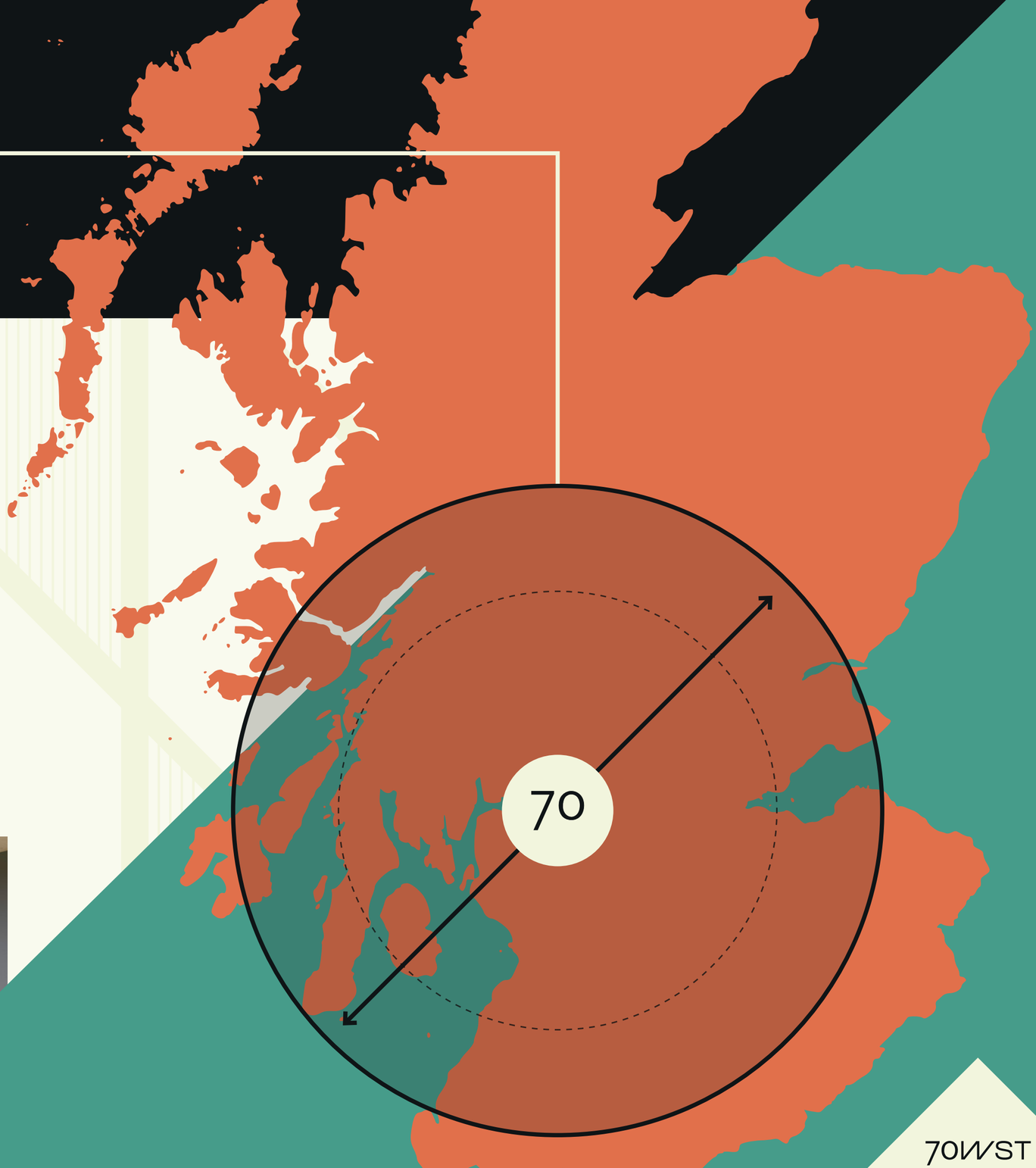
70 Sourced signifies the 70 mile radius from the building, which has driven our product and supplier selection, wherever possible.

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:

Download 70 Sourced PDF





70WST

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

Get connected at 70 Wellington Street

Ultra-fast Internet

No installation costs

Plug & play ready





A single 1gb full fibre leased line provided over City Fibres infrastructure with failover to Starlink in the event of an outage.

Fully manged internal network and Wi-Fi providing each tenant with their own secure cabled network and Wi-Fi within their own VLAN.

Free communal Wi-Fi limited to 25mb (can be disabled or changed).

Each tenant can have their own speed from set and billed accordingly. Suggested options are 50mb, 100mb, 200mb.

Monthly Fee:

35 mbps	Inclusive
50 mbps	£150 pcm
100 mbps	£250 pcm
200 mbps	£350 pcm

Connectivity

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The 1st Floor East Suite

Full floor divided for two tenants.
The West Suite has been let to Buchan Offshore Wind, the East Suite has been fully fitted for immediate plug & play occupation.

East Suite	2,399 sq ft
West Suite	Buchan Offshore Wind



Specification

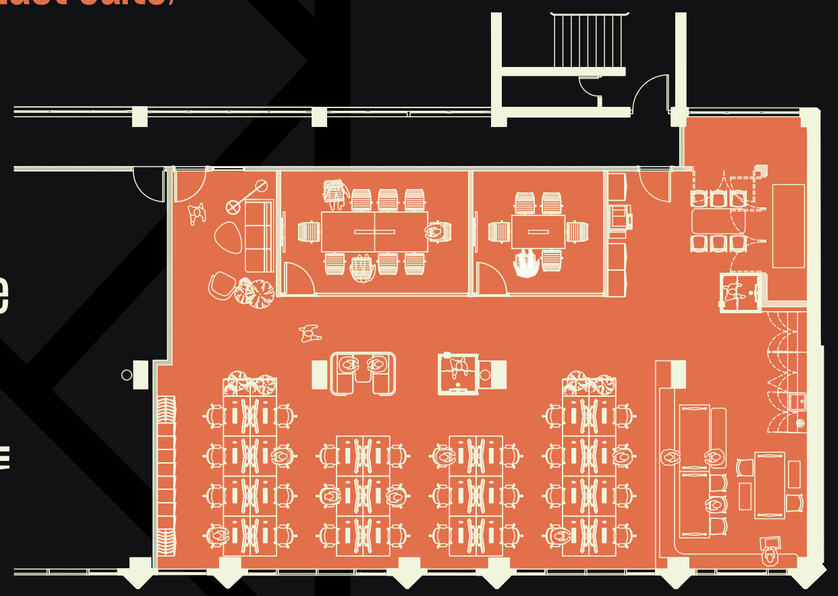
The suite specification is:

- Exposed rib concrete slab ceiling
- Suspended LED lighting
- Meeting rooms with floor boxes for power and data
- New exposed VRF air conditioning system
- Fully fitted ready for immediate occupation
- 28 desks with 6 hotdesks
- 1 x 10 person meeting room
- 1 x 6 person meeting room
- 2 sound-proofed meeting pods
- Dedicated kitchen
- Extensive breakout / collaboration space
- Lockers and storage
- Floor grommets with power and data in open plan office
- Wireless access points at hot desking

Floor Plan (East Suite)

West Suite Let to

BUCHAN OFFSHORE WIND



LEASE

The suite is available on a new flexible Full Repairing and Insuring lease on terms to be agreed and reflective of the fully fitted offer.

EPC

The suite has an EPC rating of 'A'.

LEGAL COSTS

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

RATING

The suite may benefit from 12 months rates free.

70WST

70WST

3RD

The 3rd Floor East Suite

Full floor divided for two tenants. The West Suite has been let to Thompsons Solicitors, the East Suite is undergoing a full refurbishment to Cat A finish.

East Suite	3,370 sq ft
West Suite	Thompsons Solicitors



Floor Plan





Specification

The suite shall benefit from the following specification:

- Open plan
- Excellent natural daylight
- Exposed ceiling with new LED lighting
- New air conditioning
- Raised access floor
- Carpets and floor covering
- An incoming tenant may have the ability to influence design and finish, subject to timing
- A fully fitted turnkey solution may be available upon request

LEASE

The suite is available on a new flexible Full Repairing and Insuring lease on terms to be agreed.

EPC

EPC rating of 'A'.

LEGAL COSTS

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

RATING

The suite may benefit from 12 months rates free.

70WST

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Further Information & Viewing

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

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Ryden

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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 Chaakoo
13 Fat Hippo
14 Gōst
15 Pret A Manger
16 BAO
17 Platform
18 Sprigg

VOI Bike Station:

19 Gordon Street

Car Parking:

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

Hotels:

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

Fitness:

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



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