



workspace

reframmed

FRAMEWORK

124 ST VINCENT STREET
GLASGOW / G2 5HF



36,460 sq ft of truly contemporary Glasgow city centre workspace offering floors from 2,056 sq ft - 5,430 sq ft.

While the impressive stone façade engenders thoughts of 'they don't build them like this anymore' step inside the new entranceway and it's very much all about today and everything you could wish for in terms of a brilliant working environment and inspiring workspace.



In the Frame

On entering Framework the vibe is immediately apparent. Take a left into the new reception area where high quality stylish finishes and contemporary furniture create a memorable initial impression and an ideal spot to take a break.





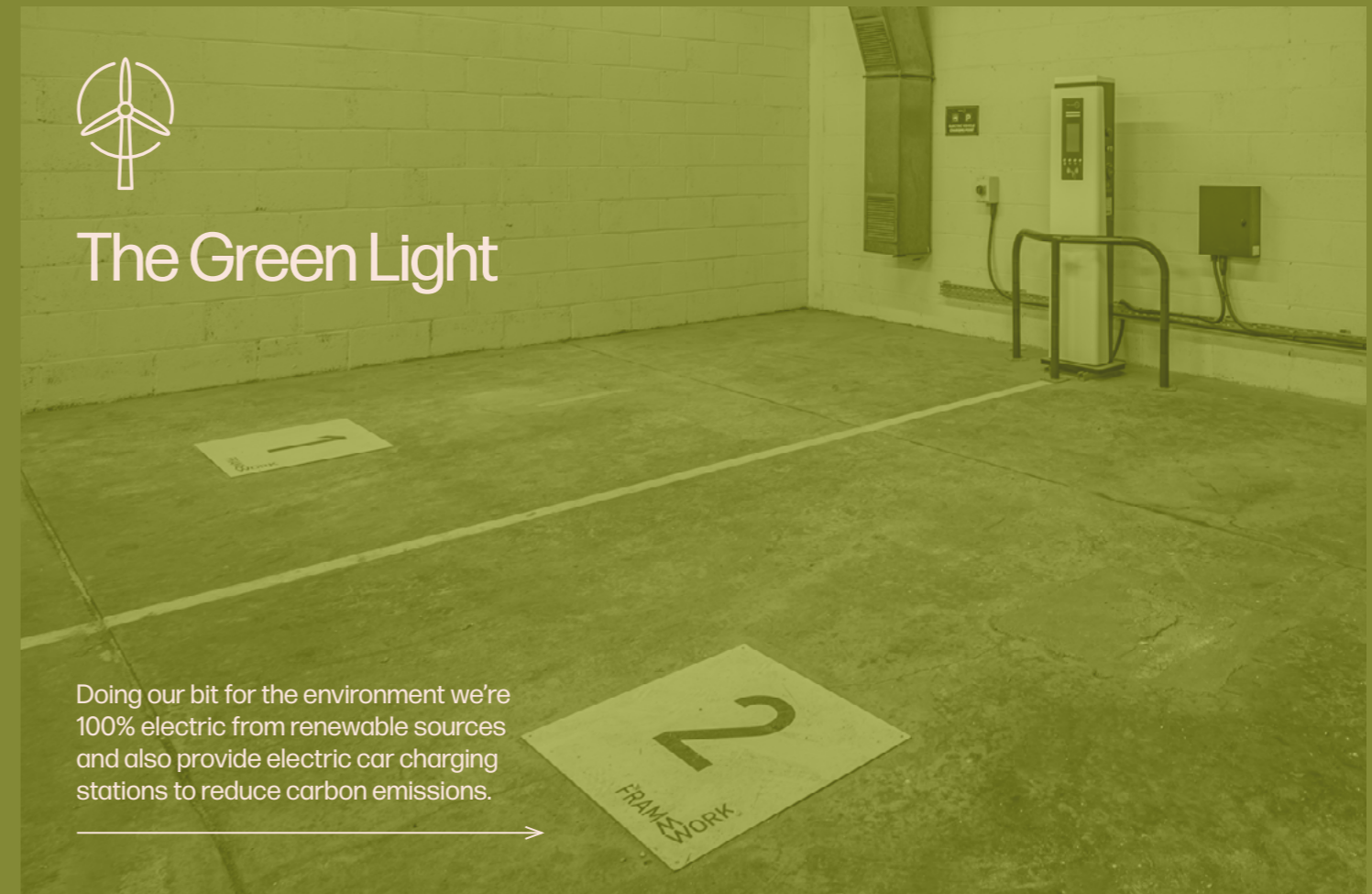
Workout, Inside.



Framework boasts its very own onsite, fully equipped gym featuring world class equipment from Peloton, Origin Storm and BodyMax.



The Green Light



Doing our bit for the environment we're 100% electric from renewable sources and also provide electric car charging stations to reduce carbon emissions.



Additional Facilities

- > Drying room
- > Shower + changing facilities
- > Secure basement car parking
- > Secure indoor cycle storage
- > Cycle maintenance station



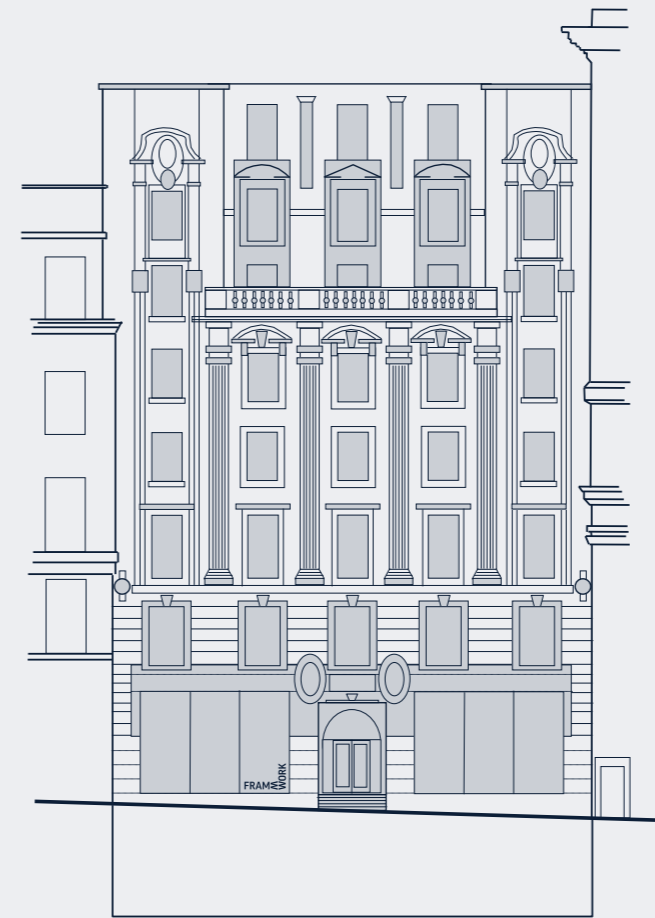
Connectivity Matters

The building is Fibre enabled, ensuring instantaneous, secure high speed broadband is available by all providers from day one.





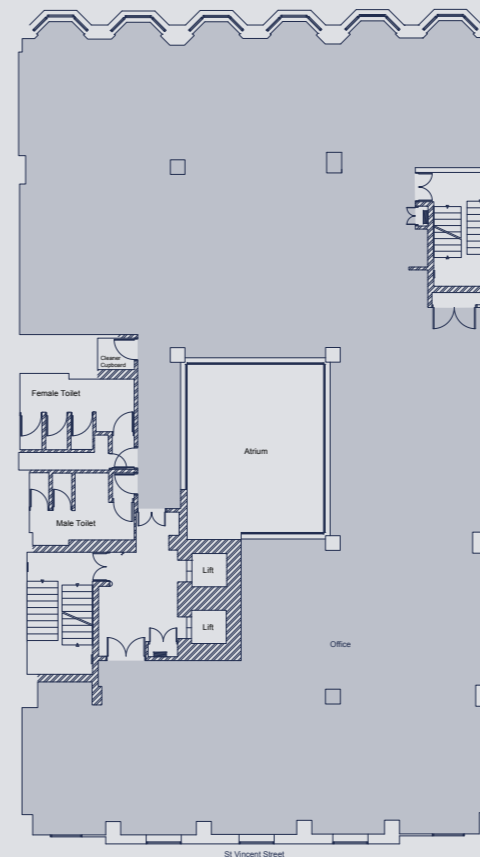
Bright Side



| | |
|-----------------------------|-------------|
| Seven | 4,676 Sq Ft |
| Six | 4,855 Sq Ft |
| Five | 4,860 Sq Ft |
| Four | 4,859 Sq Ft |
| Three - Flex @ Framework | 4,864 Sq Ft |
| Two - Flex @ Framework | 4,860 Sq Ft |
| One | 5,430 Sq Ft |
| Ground | 2,056 Sq Ft |
| Basement | |
| Total - 36,460 Sq Ft | |

Floors can split from 2,000 Sq Ft upwards

Typical Floor



- > New entrance & shopfronts
- > New reception & seating area
- > Interactive directory & access control
- > Exposed, painted concrete ceiling
- > VRF Air Conditioning
- > Suspended LED lighting with ceiling rafts
- > Underfloor trunking & floor boxes
- > Contemporary floor coverings
- > Dedicated male and female toilets
- > 9 car parking spaces
- > EPC - C





A small taste of the world class amenity, all in the Framework neighbourhood.

> All Bar One



1 min walk / West Nile Street
Modern chain bar serving beer, cocktails, wine and sharing plates to the after-work crowd.

> Cafe Fame



1 min walk / Hope Street
Relaxed coffee shop in an art deco space offering espresso, pastries and light Italian fare.

> Chaakoo Bombay Café



1 min walk / St Vincent Street
Chaakoo Bombay Café serves up a dynamic fusion of Indian street food and classic dishes in a warm, stylish setting on St Vincent Street.

> Panang



1 min walk / St Vincent Street
Panang is a vibrant street-style Thai and Asian-fusion eatery and bar that serves casual, colourful small plates in a colourful setting.

> Topolabamba



1 min walk / St Vincent Street
Topolabamba bar and canteen delivers a flavourful Mexican experience with tacos, tostadas, cocktails and more.

> Pizza Punks



1 min walk / St Vincent Street
Create your own pizza, selecting as many unlimited toppings as you like, all for one flat fee. No extra costs, no hidden charges, just awesome pizza.

> Akiko



2 min walk / Bothwell Street
Build your own poke bowls and sushi rolls at Akiko, the newest addition to the city centre's emerging Japanese cuisine scene.

> Costa Coffee



2 min walk / St Vincent Street
Costa Coffee, just steps from Framework, is the ideal spot for a comforting drink and toasty while enjoying the window seat views.

> 'BABS



3 min walk / West Nile Street
'BABS' crafts ethical Mediterranean street food with seasonal ingredients whilst honouring kebab's Greek, Turkish, and Levantine heritage.

> Buchanan Street



3 min walk / Buchanan Street
Buchanan Street is one of the main shopping thoroughfares in Glasgow, the largest city in Scotland.

> Gordon Street Coffee



3 min walk / West Nile Street
Small batch coffee producer and roaster who have received a 2020 Great Taste award, the world's most trusted food and drink awards.

> Miller & Carter



3 min walk / St Vincent Street
Miller & Carter put everything into pursuing the perfect steak, from the field to the butcher's block to the grill, so only the finest cuts make your plate.

> Piece



3 min walk / Waterloo Street
Glasgow's independent sandwich shop - Piece have been serving speciality sandwiches and Piece roast coffee since 2008.

> Riverhill Coffee Bar



3 min walk / Gordon Street
Experience exceptional coffee from Dear Green and delicious bakes at Riverhill Coffee Bar on Gordon Street.

> Riverhill Coffee Bar



3 min walk / Gordon Street
Sainsbury's Local store is located on Gordon Street just across from Central Station.



Framework's central location means all forms of domestic travel are within easy reach.

Queen Street and Glasgow Central Railway Stations are within a few minutes' walk, while Buchanan Street Subway Station further improves connectivity to the West End and Greater Glasgow.

| | |
|---|---------------|
| Glasgow Central to Paisley Gilmour Street (Glasgow Airport) | 9 mins |
| Glasgow Central to Prestwick Airport | 40 mins |
| Queen Street to Edinburgh | 42 mins |
| Queen Street to Aberdeen | 2 hrs 37 mins |
| Glasgow Central to London | 4 hrs 30 mins |



● Neighbouring Occupiers

- 01 Tilney Smith & Williamson / Interpath
- 02 HBOS
- 03 KPMG / H3G
- 04 RBS
- 05 Lockton
- 06 Irwin Mitchell
- 07 HP / Hilton / Beam Suntory / RSA
- 08 Arcadis / Peninsula
- 09 St James Place Wealth
- 10 Crawford & Company
- 11 CGI
- 12 Abellio
- 13 Cigna Life
- 14 SSE
- 15 BTO
- 16 QBE
- 17 DAC Beachcroft

● Amenities

- 01 Launch Coffee
- 02 Topolabamba
- 03 Chaakoo
- 04 Vroni's
- 05 Café Fame
- 06 La Masa Taco Bar
- 07 Akiko
- 08 Tesco
- 09 Piece
- 10 Gordon Street Coffee
- 11 Pizza Punks
- 12 All Bar One
- 13 Panang
- 14 Costa

● Hotels, Car Parks & Nextbike Stations

- 01 Q-Park Sauchiehall Street
- 02 Nextbike Station George Square
- 03 NCP Mitchell Street
- 04 Q-Park Waterloo Street
- 05 Nextbike Station Waterloo Street
- 06 Kimpton Blythwood Square Hotel
- 07 Malmaison Hotel
- 08 Citizen M Hotel
- 09 Grand Central Hotel
- 10 Radisson Blu
- 11 Ibis Styles
- 12 Votel
- 13 Motel 1





Framework

124 St Vincent Street
Glasgow / G2 5HF

frameworkglasgow.com



Andy Cunningham
andy@mc2-offices.com
07793 808 490

Colin Mackenzie
colin@mc2-offices.com
07912 805 890

Scott Farquharson
scott.farquharson@ryden.co.uk
07384 543 094

Tim Jacobsen
tim.jacobsen@ryden.co.uk
07787 183 341



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