





**CITY CENTRE
OFFICE
ACCOMMODATION
OF UNRIVALLED
CHARACTER**



THE INK BUILDING

26 DOUGLAS STREET
GLASGOW

PAINT IT BLACK

A newly refurbished development in the heart of Glasgow city centre offering 35,000 sq ft of contemporary office accommodation





SIX

FLUID SPACE

THE INK BUILDING

With typical floor plates of 4,520 sq ft but flexible enough to accommodate smaller requirements, The Ink Building offers an environment for a range of occupiers.

The space is not the only thing that is flexible, occupiers can also choose the fit out that works best for their business.

SCHEDULE OF ACCOMMODATION

Floor	Sq ft
Seventh	4,520
Sixth	4,520
Fifth	4,520
Fourth	4,520
Third - Suite B	1,450
Third - Suite A	2,195
Second	4,520
First	3,925
Ground	3,450
Total	33,620 sq ft

FLOWING FINISHES

Specification

- Fully accessible modular raised access floor with minimum 125mm void
- Ceilings will comprise exposed concrete slab
- Suspended LED lighting
- Floor to ceiling heights of 2.85m
- Open plan with daylight on 3 elevations
- Male and Female WCs on each floor with high quality finishes
- Accessible WC available on alternative floors



SIGNATURE SPACE

1:8 Density

Area 410 sqm

- 1 - 48 Open Plan Desks
- 2 - Breakout Spaces
- 3 - Tea Prep
- 4 - Reception / Seating Area
- 5 - 8-10 Person Meeting Room
- 6 - Informal Meeting / Collaboration Area
- 7 - Toilets



1:9 Density

Area 410 sqm

- 1 - 34 Open Plan Desks
- 2 - 8 High Level Desk Spaces
- 3 - Breakout Spaces
- 4 - Tea Prep
- 5 - Reception / Seating Area
- 6 - 8-10 Person Meeting Room
- 7 - 4-6 Person Meeting Room
- 8 - Informal Meeting / Collaboration Area
- 9 - 4-6 Person Meeting Pods
- 10 - Toilets

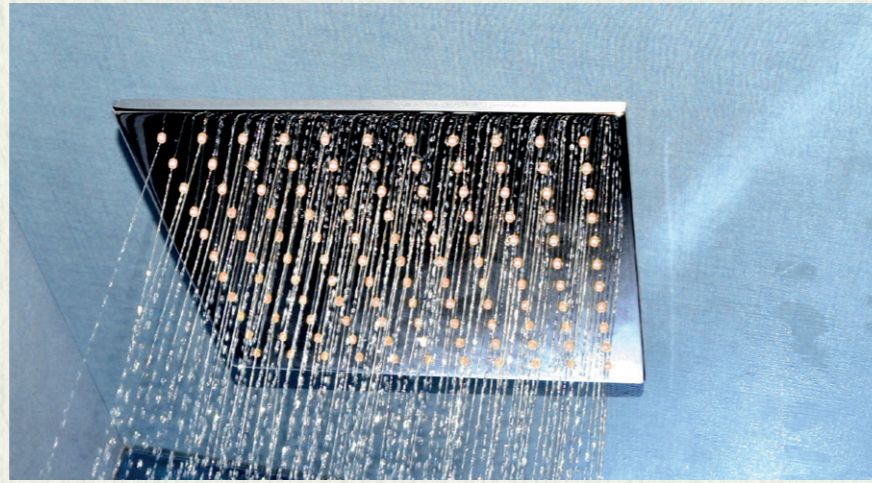


INK WELL BEING

Those who walk, jog or cycle to work can take advantage of our outstanding facilities including secure cycle storage, changing rooms, lockers and state of the art showers.



The Ink Building provides the opportunity to build a community where people can link up, exchange thoughts and develop ideas for business and pleasure. And it carries on when you step outside the building; the buzzing location affords the opportunity for people to get together for coffee, a few drinks, a bite to eat or an energising workout.





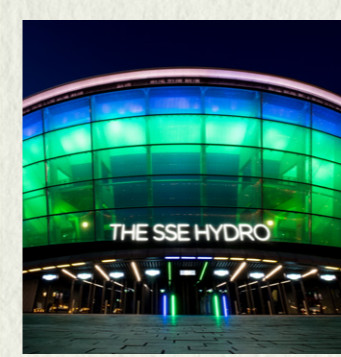
DEAR GREEN PLACE

In Gaelic, Glasgow means 'dear green place' and with over 90 parks and gardens it's easy to see why. Multicultural, innovative and brimming with personality, Scotland's largest city was ranked 'Top Large European City of the Future' 2016/17.

Glasgow is the powerhouse of the Scottish economy – the cultural, sporting and academic heart of Scotland and one of Europe's most vibrant and cosmopolitan cities. Key growth sectors include Creative Industries, Digital Technology, Higher Education, Financial and Business Services, Tourism and Events, Retail, Health and Life Sciences, Low Carbon and Engineering, Design and Manufacturing.

Forming Scotland's main transport hub, Glasgow is blessed with excellent road and air services and the largest suburban rail network outside London. The City and surrounding area offer access to a well-trained and well-educated workforce courtesy of 3 universities and 3 super colleges.

The 2017 'Mercers Quality of Living Survey' sees Glasgow beat Rome, Prague and Dubai to be named as one of the best cities in the world to live. Offering an outstanding quality of life, Glasgow is close to breathtaking countryside offering an array of outdoor activities including nearby hill walking, sailing and cycling. Some of the world's greatest golf courses are all within an hour's drive and the City's arts and culture, nightlife and food are hard to surpass.



GLASGOW

- European Entrepreneurial Region of the Year 2016
- Glasgow contributes £19.3 billion GVA to the Scottish economy annually
- Scotland's number one city for foreign direct investment
- Strategy to create an additional 50,000 new jobs and 1,000 new businesses by 2023
- The 4th largest city in the UK, which in the last 5 years has experienced economic growth
- Over £1.13 billion investment via Glasgow City Deal
- More than 54,000 companies make their home in the Glasgow region
- In the top 15 of Europe's best performing financial centres
- Scotland's conference capital, second only to London in attracting international conference delegates to the UK
- Home to Scotland's first 3 innovation districts

KNOWLEDGE

- 3 world class universities producing 8,000 graduates annually
- 3 super colleges which attract over 130,000 students every year
- 67,000 higher education students

TRANSPORT & TRAVEL

- Largest rail network outside London
- 70 flights per day to and from London
- Flights to 120+ worldwide destinations
- 8 trains per hour to Edinburgh
- 38 train links per day between Glasgow & London Euston

TOURISM

- 3rd most visited city in the UK by overseas tourists
- The World's Friendliest City*

*Source: Rough Guide 2014

SPORT & FITNESS

- Over 40 gyms within the city centre alone
- Ranked 5th Top Sporting City in the World by Sports Business Awards
- £2 billion investment in world class sports facilities from the Commonwealth Games 2014

ART & CULTURE

- Over 20 museums and art galleries and the world renowned Glasgow School of Art
- UNESCO City of Music with over 130 music events each week
- Riverside Museum awarded European Museum of the Year 2013
- SSE Hydro plays host to around 140 events a year and is ranked as the world's top indoor arena*
- Home to some of the finest collections of civic art in Europe at the Burrell Collection and Kelvingrove Art Gallery
- Home to national performing arts organisations: Scottish Ballet, the Royal Conservatoire, Scottish Opera, the Royal Scottish National Orchestra & the National Theatre of Scotland

*Source Billboard Chart Top 10 Venues index

TECH

- 100% digital telecoms and 4G access
- £50 million broadband investment
- Gigabit CityFibre network supports internet connectivity of up to 100 times faster than the UK average

POPULATION & WORKFORCE

- Population of more than 615,000, totalling 1.8 million in the wider city region
- Highly skilled workforce
- 1.2 million people of working age within a 45 minute commute and 2 million within an hour

LIFESTYLE & LEISURE

- Third highest in the UK for quality of life*
- Number 1 retail centre outside London
- More green space per mile than any other UK city

*Source Mercer 2017 City Rankings

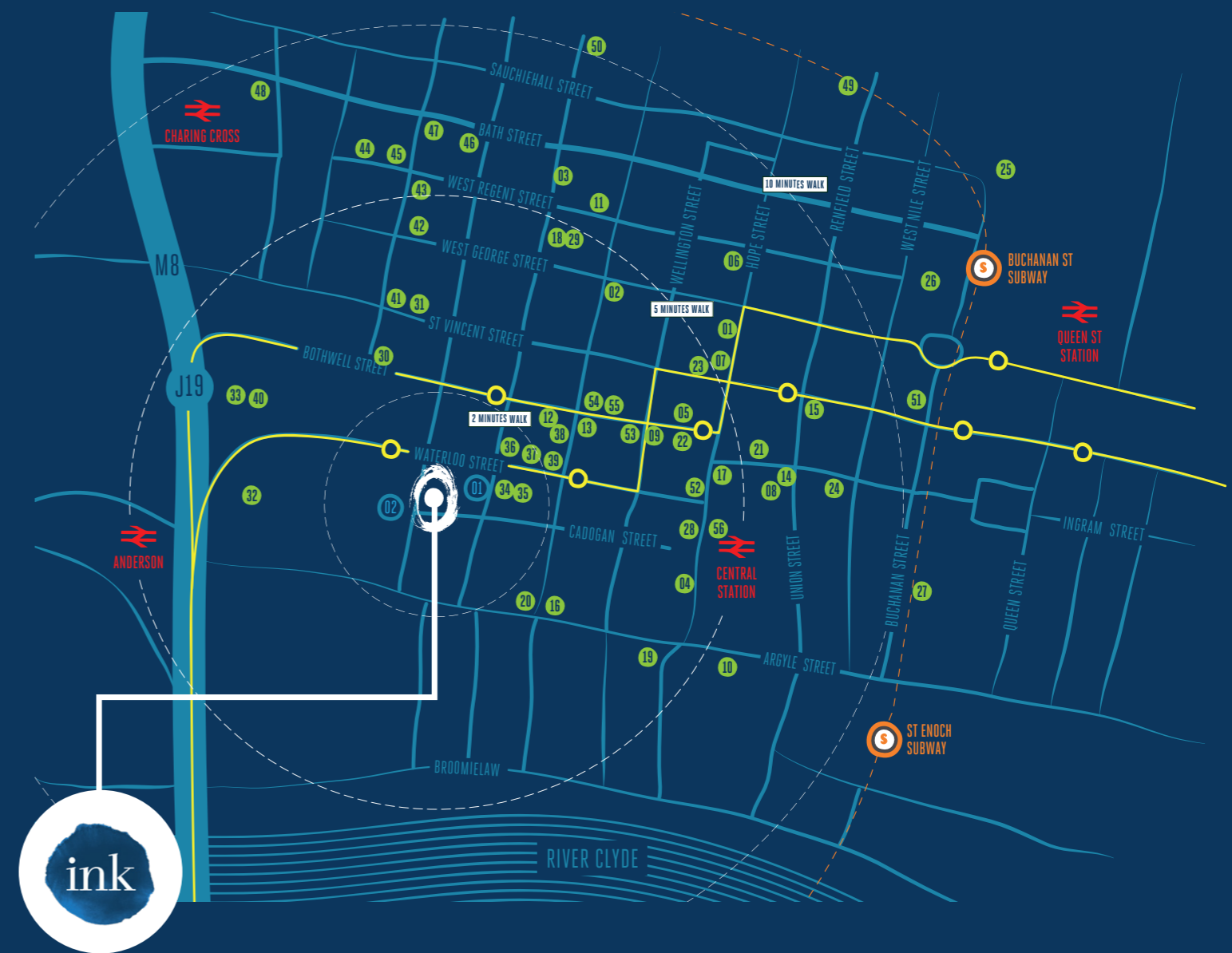
COMPANIES RELOCATED TO GLASGOW

- FanDuel
- Skyscanner
- Encompass
- LendingCrowd
- JP Morgan
- BNP Paribas
- Morgan Stanley
- Barclays Wealth
- Tesco Personal Finance

PAINT THE TOWN

Step out the door at The Ink Building and you have every amenity you'll ever need and all within a few minutes' walk. On nearby Bothwell Street you'll find an array of coffee shops, sandwich bars and convenience stores including a Sainsbury's Local. The surrounding area is home to numerous bars and restaurants including a varied selection of hotels and gyms.

- | | | |
|--------------------------------|----------------------------------|-----------------------------|
| 1 Mussel Inn | 20 Tesco Express | 39 Operetta |
| 2 Gamba | 21 Sainsbury's Local | 40 Livingwell Health Club |
| 3 Two Fat Ladies | 22 Social Bite | 41 Primal Roast |
| 4 La Lanterna | 23 Martha's | 42 Malmaison |
| 5 Gusto | 24 Tantrum Doughnuts | 43 Dakota |
| 6 Opium | 25 Buchanan Galleries | 44 Hotel Ibis |
| 7 Iberica | 26 Buchanan Quarter | 45 Novotel |
| 8 Alston Bar & Beef | 27 Princes Square | 46 Slouch |
| 9 The Grill on the Corner | 28 Pure Gym | 47 Palomino |
| 10 The Arches | 29 The Gym | 48 King's Theatre |
| 11 Brian Maule at Chardon d'Or | 30 Blythswood Spa | 49 Cineworld |
| 12 Viva Brazil | 31 King Tut's Wah Wah Hut | 50 The Glasgow Film Theatre |
| 13 Viva | 32 Marriott Hotel | 51 Apple |
| 14 Gordon Street Coffee | 33 Hilton Hotel | 52 Caffè Nero |
| 15 The Drum & Monkey | 34 Hotel Indigo | 53 Starbucks |
| 16 Where The Monkey Sleeps | 35 Marco Pierre White Steakhouse | 54 Costa Coffee |
| 17 The Grand Central Hotel | 36 Tinderbox | 55 Superdrug |
| 18 Blythswood Hotel | 37 The Admiral Bar | 56 Boots |
| 19 Radisson Blu Hotel | 38 Philpotts | |



Getting to and from work couldn't be easier with all forms of public transport close by. Numerous bus services operate along nearby Waterloo Street and Hope Street including the airport bus route. Central and Queen Street rail stations are easily accessible as are the Subway stations on Buchanan Street and St Enoch Square. Nextbike, bike sharing is available on Waterloo Street and for those commuting by car, Junction 19 of the M8 is within 1 minutes' drive time. Secure parking is available within The Ink Building and two multi-storey car parks are located immediately adjacent.

WALK

Q-Park Car Parking	Less than 1 minute
Airport Bus Stop	1 minute
Nextbike Glasgow	1 minute
Central Station	5 minutes
Buchanan Street Subway	10 minutes
Queen Street Station	11 minutes

DRIVE

Junction 19 M8	1 minute
Glasgow Airport	15 minutes

KEY

- Airport Bus Route and Bus Stops
- Subway Route and Subway Stops
- Main Train Stations
- CAR PARKING**
- Q-Park Car Parking Waterloo Street
- Cadogan Square Car Parking

PUT PEN TO PAPER

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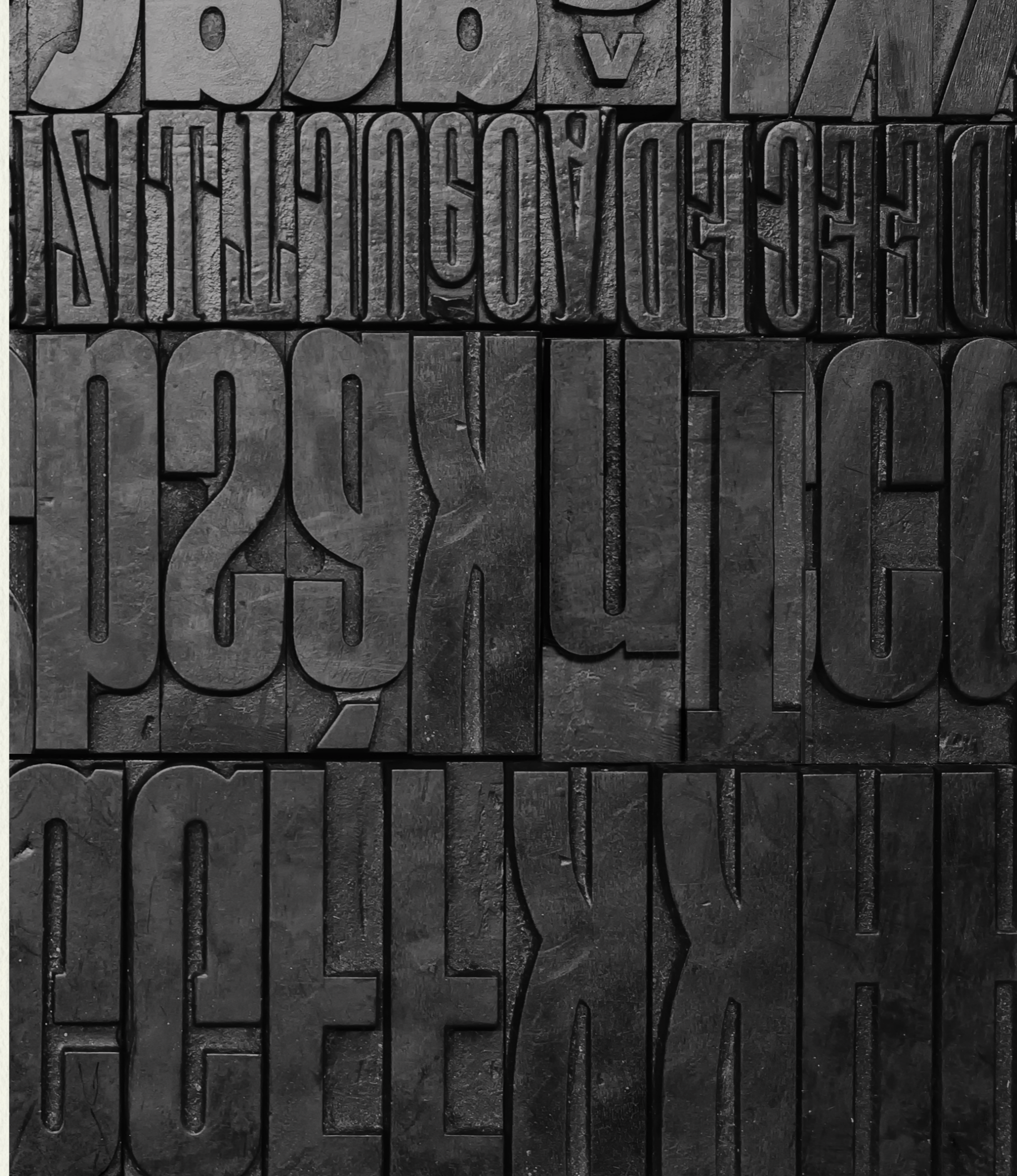
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