



**MAGENTA**

**GLASGOW**



Highbridge Properties





**MAGENTA**

# **GLASGOW'S NEW URBAN OFFICE PARK**



Highbridge Properties



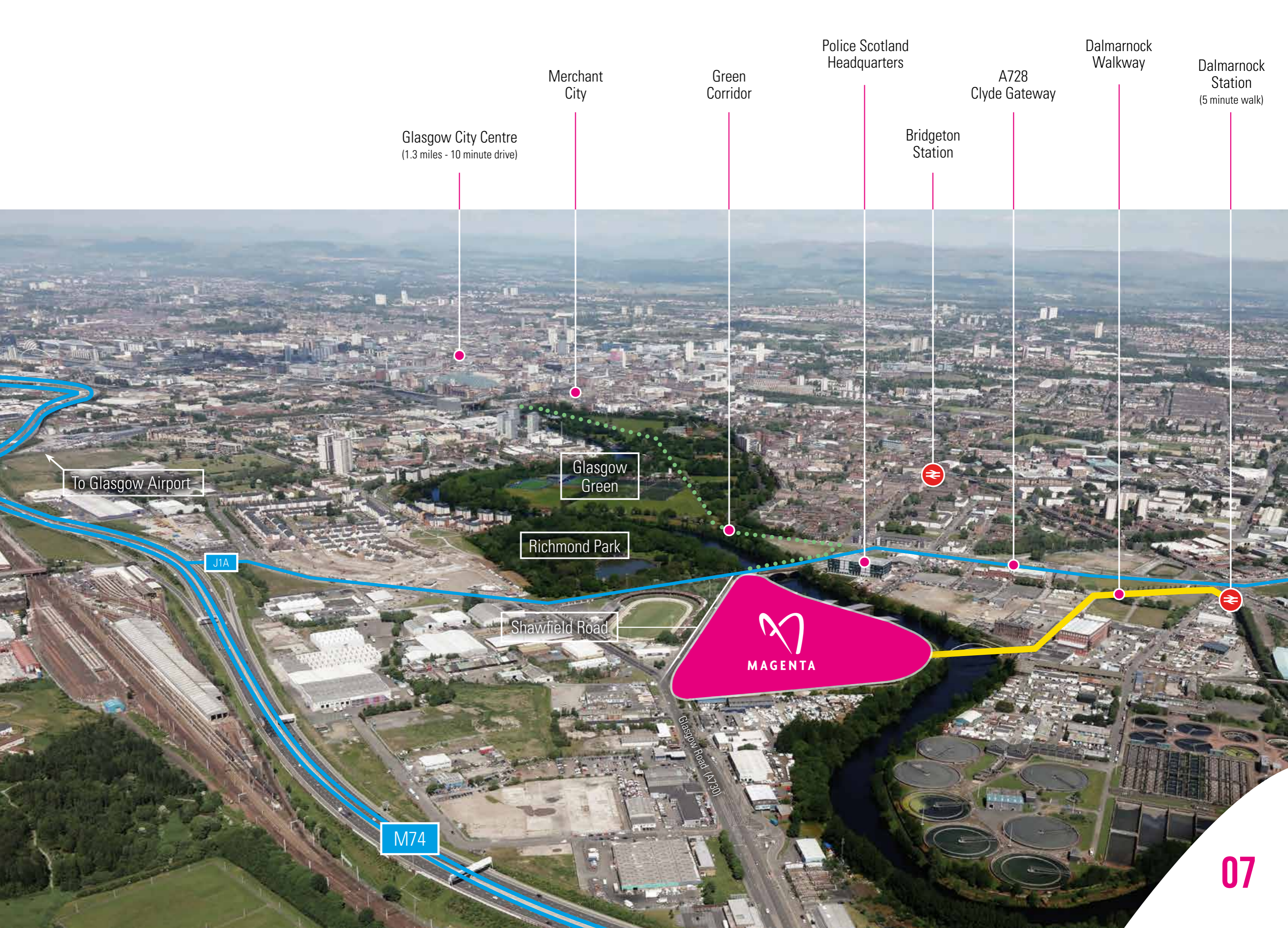
# MAKE WORK WONDERFUL



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Glasgow City Centre  
(1.3 miles - 10 minute drive)

Merchant City

Green Corridor

Police Scotland Headquarters

Bridgeton Station

A728 Clyde Gateway

Dalmarnock Walkway

Dalmarnock Station  
(5 minute walk)

To Glasgow Airport

J1A

Glasgow Green

Richmond Park

Shawfield Road











M74

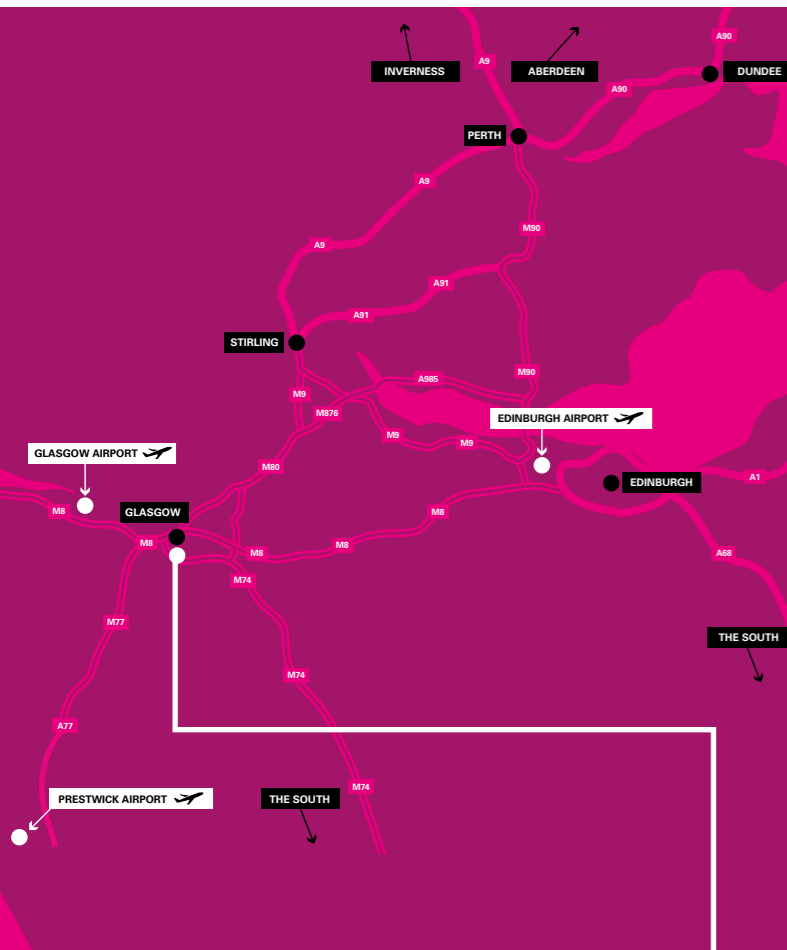
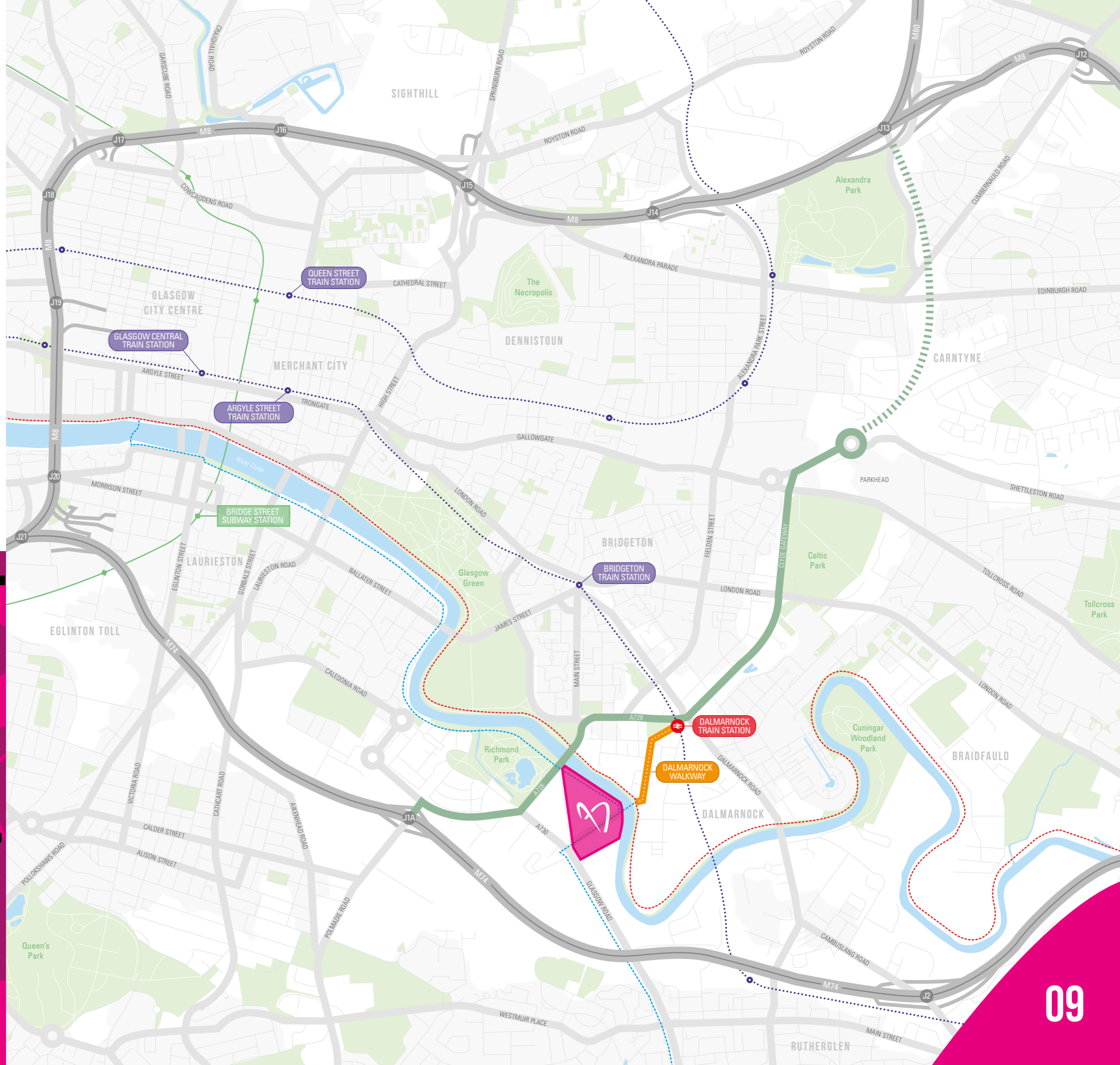
Glasgow Road (A730)



# MAGENTA TO GLASGOW CITY CENTRE 1.3 MILES

**KEY:**

-  Train Line
-  Subway
-  Clyde Gateway  
 Phase 3
-  National Cycle Route 75 /  
Clyde Walkway
-  National Cycle Route 756
-  Dalmarnock Walkway
-  Magenta Boundary





# MAGENTA URBAN OFFICE PARK

Occupying an 11 hectare site 10 minutes' drive from Glasgow city centre, 15 minutes from Glasgow Airport and 2 minutes from Junction 1A of the M74, Magenta is set to become Scotland's largest urban office park.

£20 million has already been invested in the site infrastructure and landscaping including a new footbridge providing direct access to Dalmarnock Station, which lies only 5 minutes' walk away.

Outstanding workspace and development opportunities are now available with the benefit of attractive incentives and funding support options.

Magenta offers outstanding access to a broad labour catchment pool and a wide array of amenities. Over 950,000 working age population live within the commuter catchment for Magenta with 8,000 amenities also located therein.

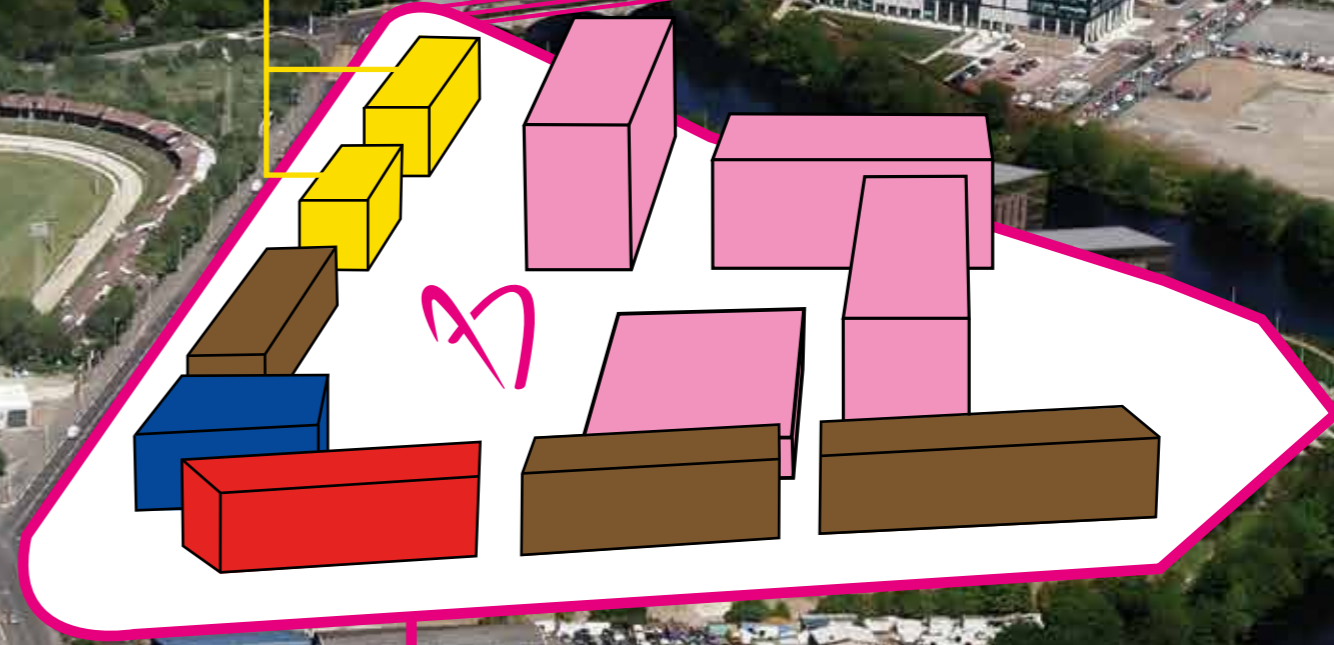
CITY CENTRE

THE GREEN CORRIDOR

PHASE ONE



POLICE SCOTLAND HQ



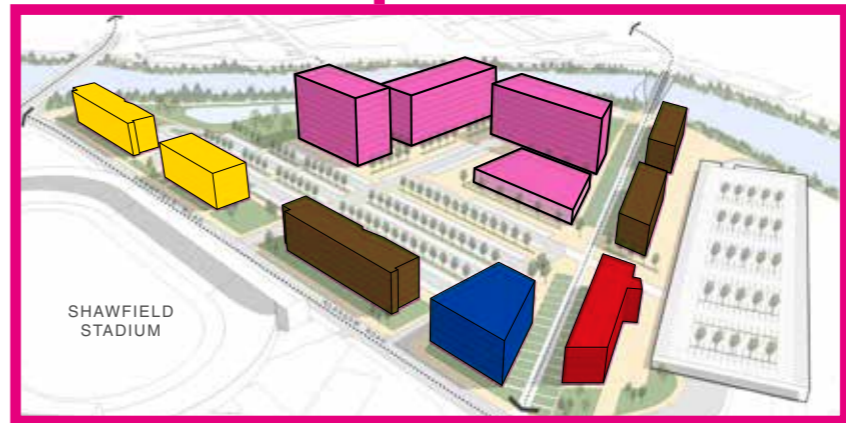
A full 'Labour Market and Amenities Analysis' has been undertaken by Grant Thornton and is available to all interested parties.

## INTEGRATED ENERGY STRATEGY

Clyde Gateway is recognised in the Scottish Government Programme for Government 2019 - 2020 as Scotland's first Green Regeneration Innovation District, working to decarbonise travel and energy for homes and businesses, and addressing the priorities of local people.

Magenta is the adaptive reuse of a brownfield site which will support wider regeneration and environmental outcomes and inclusive growth.

Clyde Gateway has an Integrated Energy Strategy and Magenta is a pilot site for 5th generation energy systems which focus on low temperature closed loop systems with heat pump technology linked to individual buildings. This means new buildings and occupiers can enjoy heating and cooling with lower carbon emissions.



- KEY:**
- PHASE 1
  - FUTURE PHASES
  - PROPOSED HOTEL
  - RED TREE MAGENTA
  - THE HUB



# MAGENTA MASTERPLAN

**PROPOSED HUB  
COMPRISING  
400,000 SQ FT  
IN 4 BUILDINGS**

**PHASE ONE**



SHAWFIELD STADIUM

**PROPOSED HOTEL**

CLYDE GATEWAY

**DALMARNOCK STATION**

**FUTURE PHASES**

**SINGLE DECK CAR PARK**

**RED TREE MAGENTA**



**A FLEXIBLE DEVELOPMENT OFFERING THE ABILITY  
TO DRIVE BEST VALUE FOR ESTATE REQUIREMENTS**

Comprising over 600,000 sq ft of the highest quality workspace at the centre of Glasgow's new urban business park.

Designed to attract and retain the best talent, the proposed masterplan benefits from a number of unique features:

- Our initial vision is to combine exceptional office workspace around a central amenity facility, which will provide meeting, collaboration, leisure and relaxation zones for staff and visitors to enjoy.
- Magenta offers Clyde river front views and extensive public realm with occupier health and wellbeing at the very centre of the design theme.
- On-site dedicated car parking combines with extensive cycle spaces and gym quality changing facilities thus making this the perfect location for both car and cyclists/runners alike.
- With Dalmarnock Train Station only a short walk away, all staff access requirements will be catered for.



# MAGENTA WELCOMES RED TREE

We are delighted to welcome Red Tree to Magenta. The striking, cutting edge Grade A building offers superb business suites in a wide range of sizes. Opened in early 2019 and now fully let, the highly specified building has been designed with wellbeing in mind and allows occupiers to maximise collaborative working opportunities.

The building offers conference room space and flexible offices for short term use.

“All of the staff came to view the Red Tree Magenta offices at an early stage of the construction process and were very impressed with the quality of build, the increased space over our existing city centre premises and the superb facilities.”

The new office offers great value for money and working in such a modern, quality and creative building, set in a fantastic location, has been a tremendous boost for the team.”

**Lorraine MacDonald**  
speirs gumley

“When considering our relocation, our priorities were to move our Scottish office closer to Glasgow city centre and to allow us the space to accommodate the significant job growth that we are expecting in the near future. Red Tree Magenta’s location and attractive facilities were perfect.”

**David Kelly**

bre





# MAGENTA PHASE 1

Working in partnership with Scottish Enterprise and Clyde Gateway, we are bringing forward the speculative development of Phase 1, a self-contained office building extending in total to approximately 60,000 sq ft. The second element of the Phase 1 proposals will comprise a 40,000 sq ft building.

This is an excellent example of the public and private sectors collaborating effectively to create outstanding office space, which is not only attractive to forward thinking businesses but helps complement the much wider Clyde Gateway Regeneration programme.

Phase 1 has been designed to provide an inspiring working environment, encouraging health and wellbeing for all. In addition to abundant natural

daylight and fresh air provision, the design also incorporates extensive cycle storage facilities together with a separate facility incorporating shower, changing and locker amenities. This will encourage occupiers to take advantage of the immediately adjacent myriad of cycle routes leading in all directions. The adjacent Glasgow Green provides the perfect environment for runners and walkers alike to enjoy open space and fresh air, all on the doorstep.





# PHASE 1

## INSPIRING RIVERSIDE VIEWS

With floor to ceiling glazing on all 4 aspects, the floors have been designed to maximise natural light and provide outstanding views of the surrounding area.

### Summary Specification

- BREEAM 'Very Good'
- EPC 'B' rating (minimum)
- Double-height entrance
- 3 x 13 person passenger lifts
- 2.8m clear floor to ceiling height
- Floor to ceiling glazing
- Full metal raised access flooring
- Suspended ceiling with recessed LED light fittings
- VRF air conditioning system
- Building Management System
- Male, female and accessible toilets on all floors
- Full accessibility compliance throughout
- Attractive public realm and riverside setting
- 1:500 sq ft car parking ratio
- Secure bicycle storage zone
- Shower rooms and changing / locker facilities





# COMMUTING MADE EASY



## TAKE A WALK

Magenta to Dalmarnock Station 5 minutes



## TAKE THE SCENIC ROUTE

On foot - Magenta via Glasgow Green to the Merchant City 20 minutes



## TAKE THE TRAIN

Dalmarnock Station to Central Station - 7 minutes with trains every 10 minutes



## TAKE THE CAR

Junction 1A M74 linking to Scotland's motorway network - 2 minutes



## TAKE THE BUS

Glasgow City Centre 12 minutes



## TAKE TO THE SADDLE

National Cycle Routes 75 and 756 on the doorstep



## TAKE OFF

Glasgow International Airport 15 minute connection via Junction 1A M74

## MAGENTA BUS CONNECTIONS

Choose from 3 bus routes on the doorstep and further routes at Dalmarnock Station including the cost effective CG1 Clyde Gateway route serving the local area and linking to 4 railway stations.

- 18 City Centre to Greenhills, East Kilbride
- 46 Castlemilk to Easterhouse
- 64 City Centre to Carmyle
- 65 City Centre to Halfway, Cambuslang
- 263 Buchanan Bus Station to Hamilton
- 21 City Centre to East Kilbride
- 267 City Centre to Newmains
- CG1 Rutherglen to Carmyle

## MAGENTA RAIL CONNECTIONS

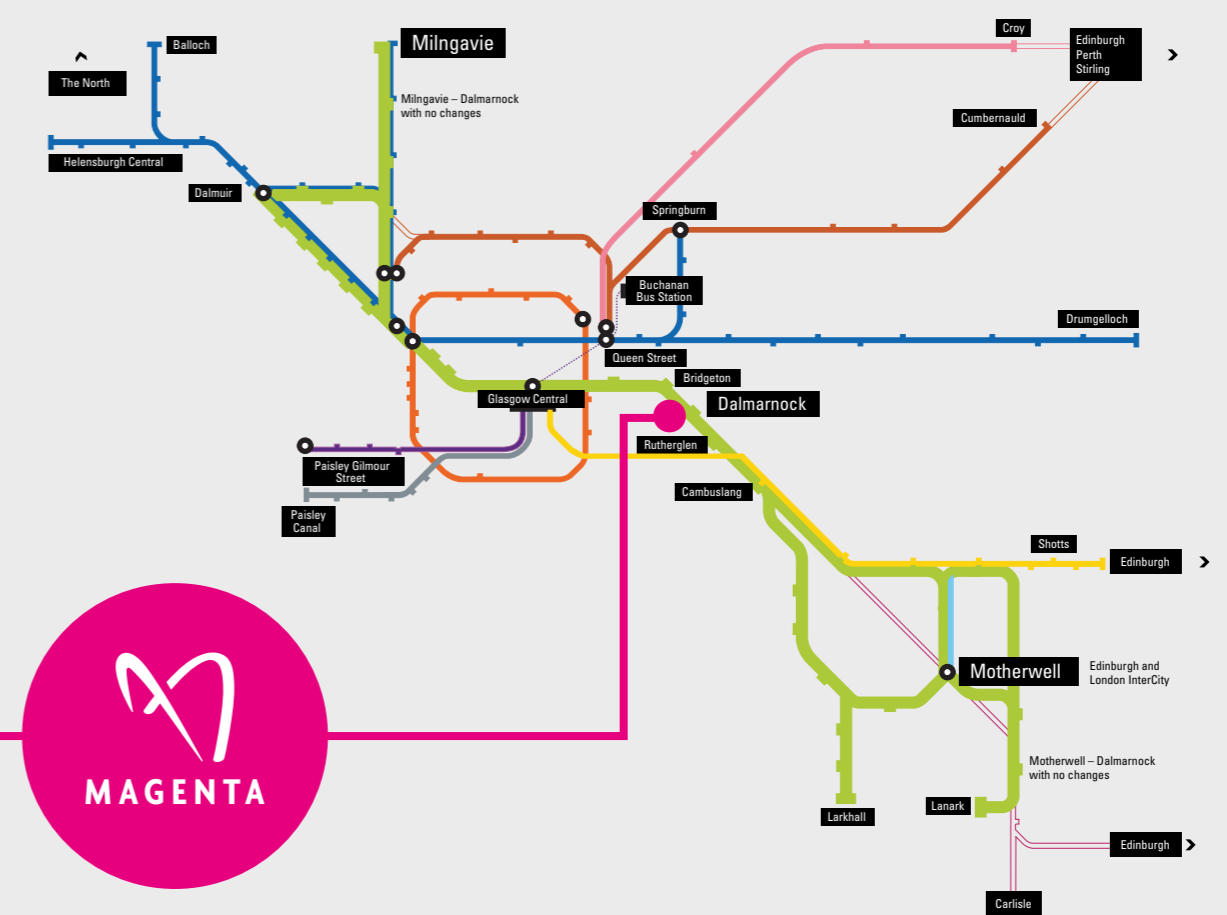
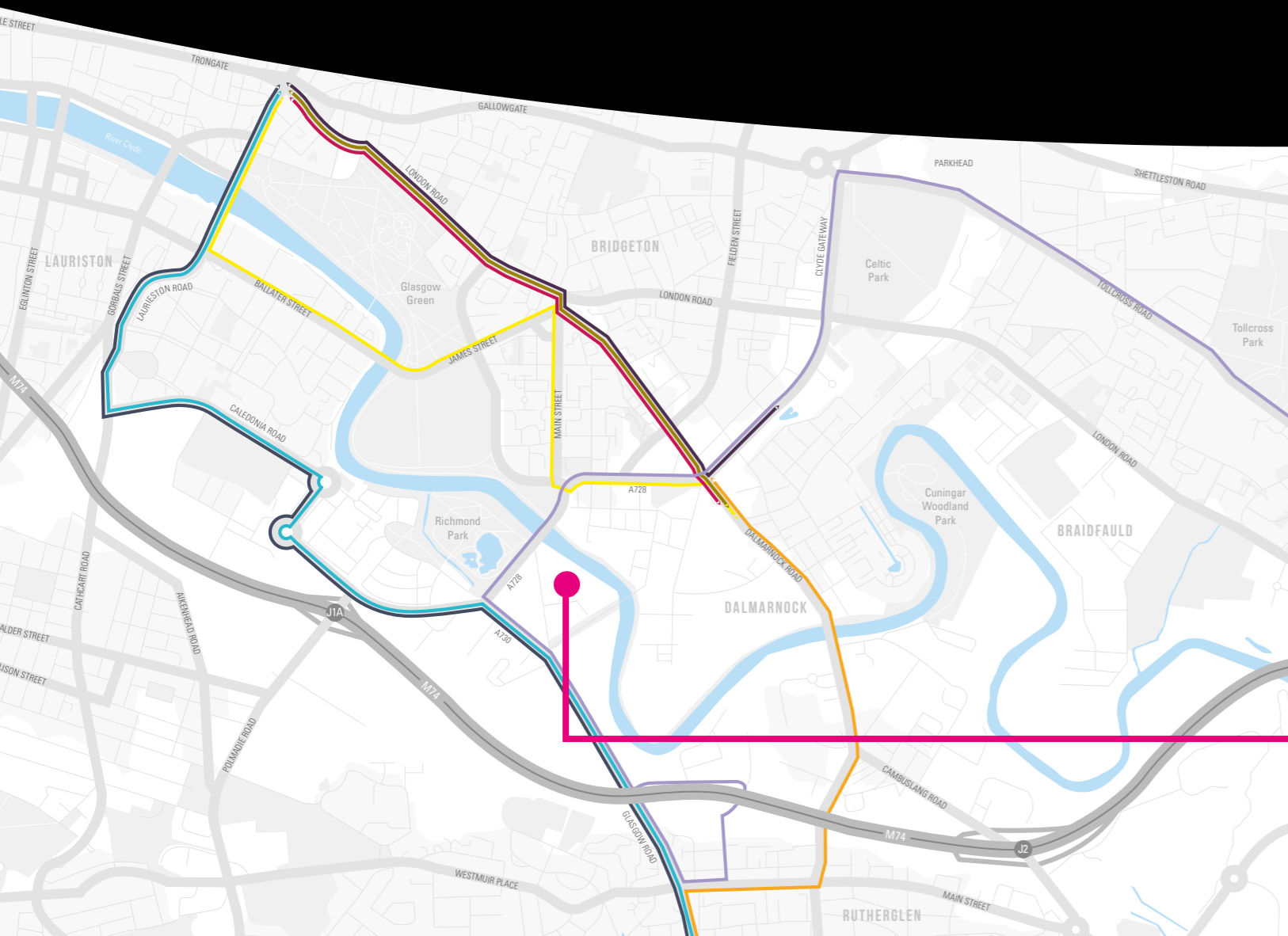
### Local Services from Dalmarnock

- Rutherglen 2 minutes
- Argyle Street 6 minutes
- Glasgow Central 7 minutes
- SSE Hydro 13 minutes
- Partick 17 minutes
- Hamilton Central 19 minutes
- Whifflet 20 minutes
- Motherwell 28 minutes
- Paisley Gilmour Street\* 29 minutes
- Milngavie 32 minutes
- Cumbernauld 47 minutes
- Edinburgh Haymarket\* 1 hour 13 minutes

\* One change

### National Services from Glasgow

- Stirling 36 minutes
- Edinburgh Haymarket 50 minutes
- Perth 1 hour 4 minutes
- Dundee 1 hour 19 minutes
- Newcastle 2 hours 37 minutes
- Aberdeen 3 hours
- Manchester 3 hours 13 minutes
- Inverness 3 hours 14 minutes
- Birmingham 4 hours 5 minutes
- London 4 hours 32 minutes





# AMAZING AMENITIES

## FOOD & DRINK

- 01 A'Challtainn
- 02 Coia's Café
- 03 Drygate Brewery
- 04 St Luke's & The Winged Ox
- 05 The Jenny Burn Grill & Pizza
- 06 West Brewery

## LEISURE

- 07 Barrowland Ballroom
- 08 Cineworld
- 09 Citizens Theatre
- 10 The Barras Market
- 11 Merchant Square
- 12 Shawfield Greyhound Stadium

## SHOPPING

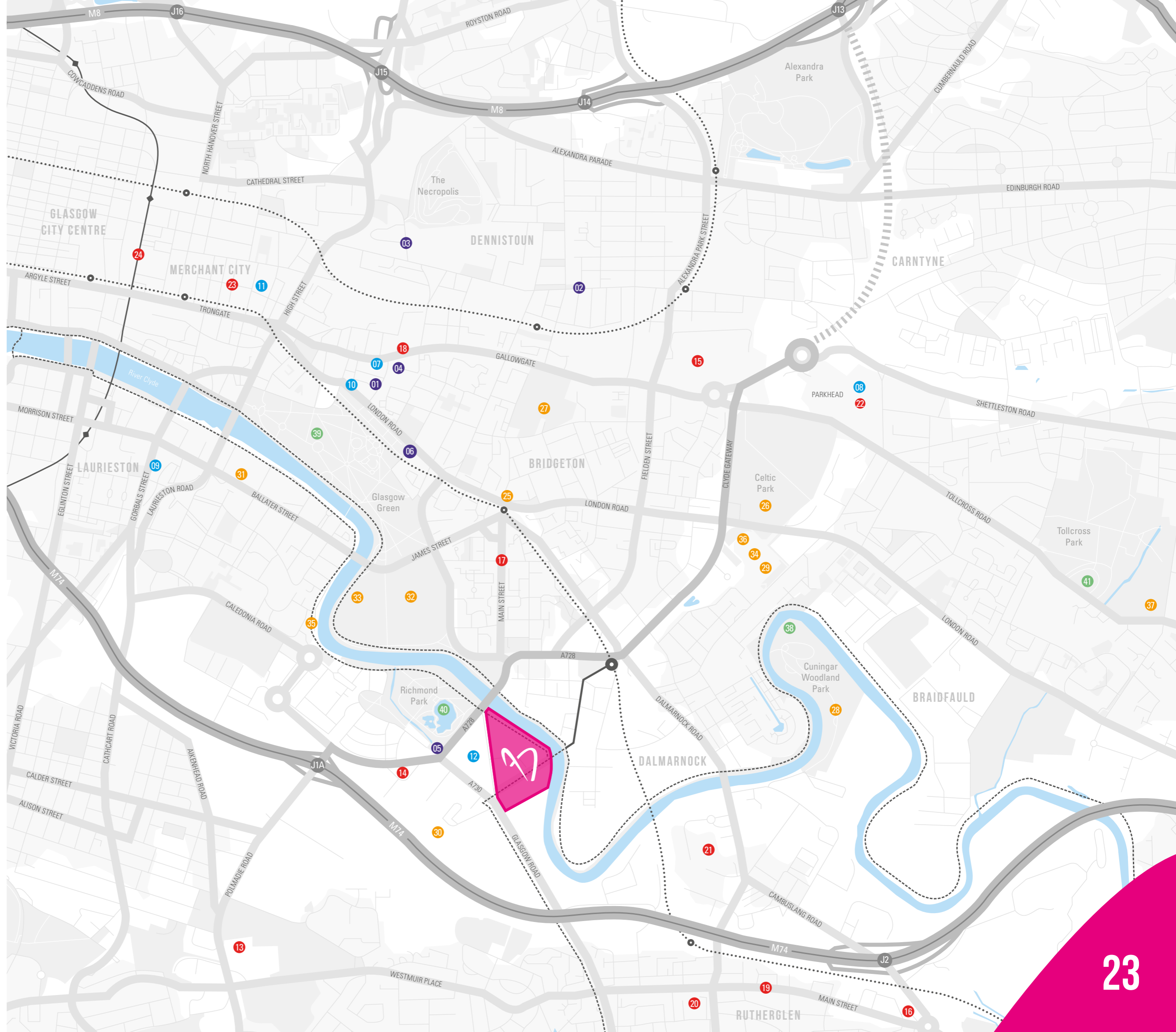
- 13 Asda Superstore
- 14 Farmfoods
- 15 Forge Retail Park
- 16 Lidl
- 17 Main Street Bridgeton
- 18 Morrisons
- 19 Rutherglen Main Street
- 20 Rutherglen Exchange Shopping Centre
- 21 Tesco Extra
- 22 The Forge Shopping Centre
- 23 Merchant City
- 24 Glasgow City Centre

## SPORTS

- 25 Boxing Scotland High Performance Centre
- 26 Celtic Park
- 27 Crownpoint Sports Complex
- 28 Cuningar Loop (Bouldering)
- 29 Emirates Arena
- 30 Flip Out Trampoline Park
- 31 Glasgow Club Gorbals
- 32 Glasgow Green Football Club
- 33 Glasgow National Hockey Centre
- 34 Glasgow Rocks Club (Basketball)
- 35 Glasgow Rowing Club
- 36 Sir Chris Hoy Velodrome
- 37 Tollcross International Swimming Centre

## PARKS

- 38 Cuningar Woodland Park
- 39 Glasgow Green
- 40 Richmond Park
- 41 Tollcross Park





# CREATING A COMMUNITY

With 2,500 homes already completed and the potential for a further 6,000, a vibrant community is building and going from strength to strength. To help support this growth additional new schools and educational facilities are planned.

## HOUSING

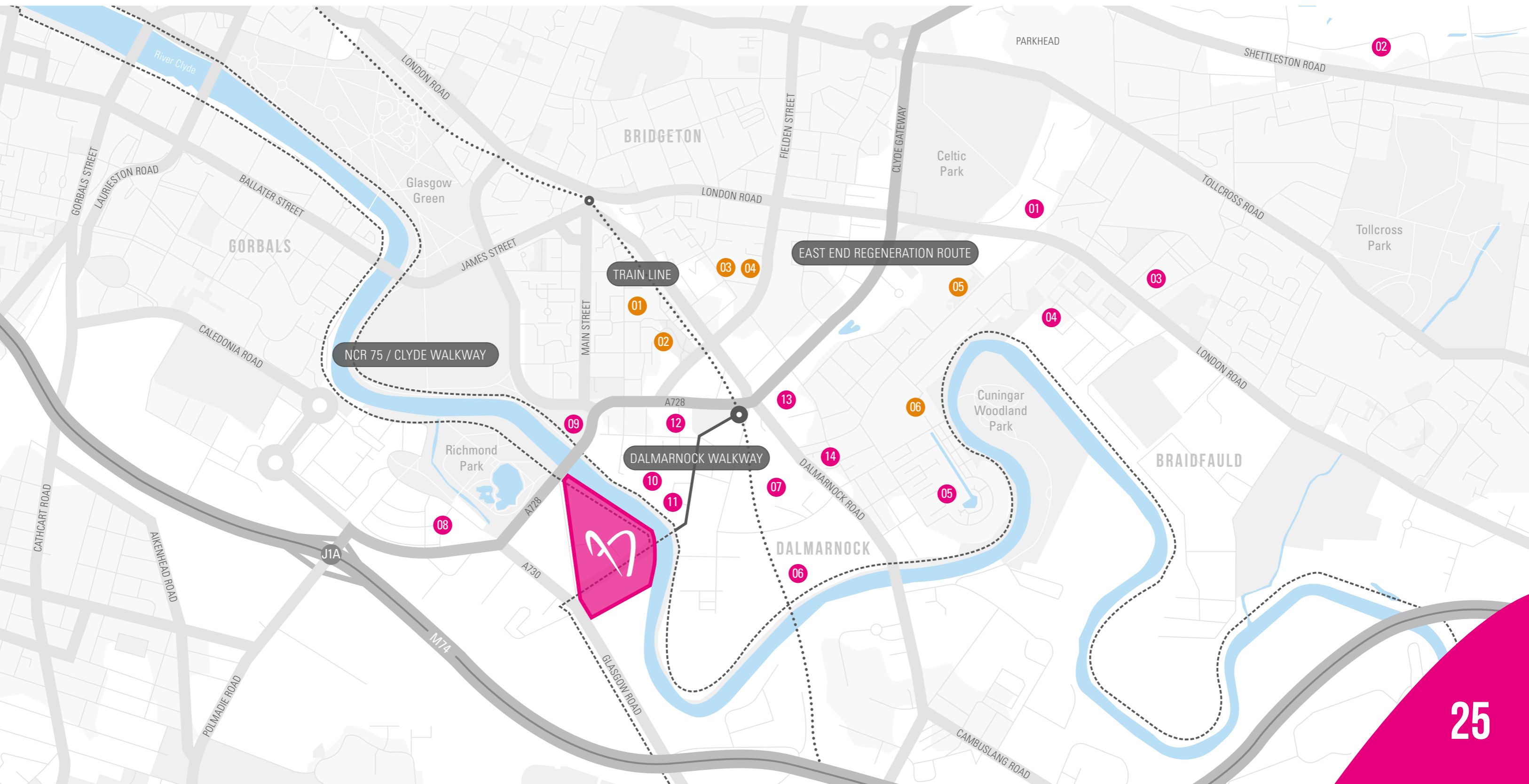
01	Pyrus - Bellway Homes	(320 houses complete)
02	Eastfields - Bellway Homes	(328 houses complete)
03	Baron's Vale - Cruden Homes	(30 under construction)
04	Belvidere Village	(389 houses complete, 100 to be built)
05	Athletes' Village	(700 houses complete)
06	Link Housing - Dalmarnock Riverside	(563 houses to be built - construction underway)
07	Springfield Homes	(200 flats to be built)
08	Avant Homes - Richmond Gate	(702 complete, 200 to be built)
09	Swan Group	(120 units)
10	Development Opportunity	(180 units)
11	Spectrum Properties	(125 units)
12	Under Offer	(110 units)
13	Thenue Housing	(100 units)
14	City Legacy	(125 units)

## EDUCATION

01	Sacred Heart Primary School
02	Bridgeton Community Learning Campus
03	Dalmarnock Primary School
04	London Road Nursery School
05	Village Nursery
06	The Village Primary School

## KEY

- Housing
- Education





# BRIDGING THE GAP BETWEEN QUALITY AND AFFORDABILITY

ENJOY COST SAVINGS OF  
APPROXIMATELY 35% COMPARED  
TO GRADE A CITY CENTRE OFFICES  
WHEN YOU CHOOSE MAGENTA.





# THE NEIGHBOURHOOD



## THE CHANGING FACE OF THE URBAN SCENE

The dynamic East End of Glasgow has experienced a renaissance in the last few years. Inspired by the legacy of the 2014 Commonwealth Games, this former industrial area has undergone a remarkable transformation. Major infrastructure projects including the M74 extension, new Dalmarnock train station and A728 Clyde Gateway route have paved the way for the area fast becoming home to a bustling and vibrant community.

Mirroring the rebirth of London's East End, Glasgow's equivalent is fast becoming the place to be. With the former Commonwealth Games Athletes' Village comprising 700 houses and numerous other new residential developments completed and underway, more and more people are moving to the area, drawn by the excellent connectivity and the close proximity to Glasgow city

centre. Riverside walks, beautiful parks – Cuningar, Richmond and Glasgow Green, along with the world class sporting facilities provided by the Emirates Arena, Sir Chris Hoy Velodrome and the Tollcross International Swimming Centre have also encouraged this influx of new residents.

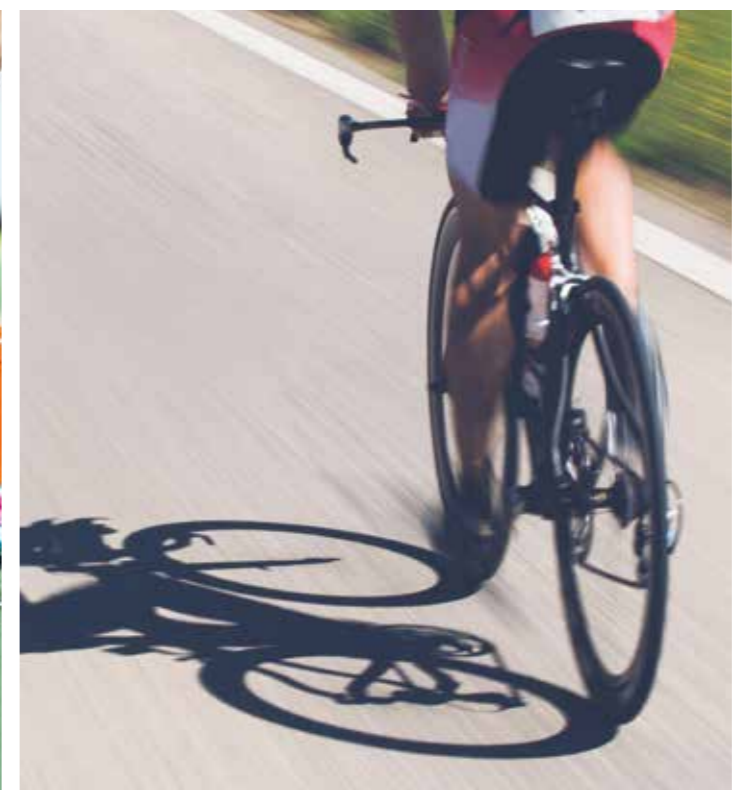
Retail provision is first class with The Forge Shopping Centre and Retail Park serving the area, Rutherglen Main Street a short drive away and the outstanding shopping on offer in Glasgow city centre only one and a half miles to the west.

Recognising the opportunities and potential offered by the area, new bars and restaurants are springing up and the East End is fast becoming one of the City's most desirable locations to live and set up business.





# A HEALTHIER LIFESTYLE



Recognising that a healthy workforce leads to greater productivity, you simply couldn't choose a better business location than Magenta.

With £2 billion invested in world class sporting facilities, courtesy of the 2014 Commonwealth Games, the East End has become Glasgow's sporting epicentre. So whether it's cycling, swimming, rowing, boxing, football, hockey, athletics, tennis or simply working out - you name it and you can probably find it here.

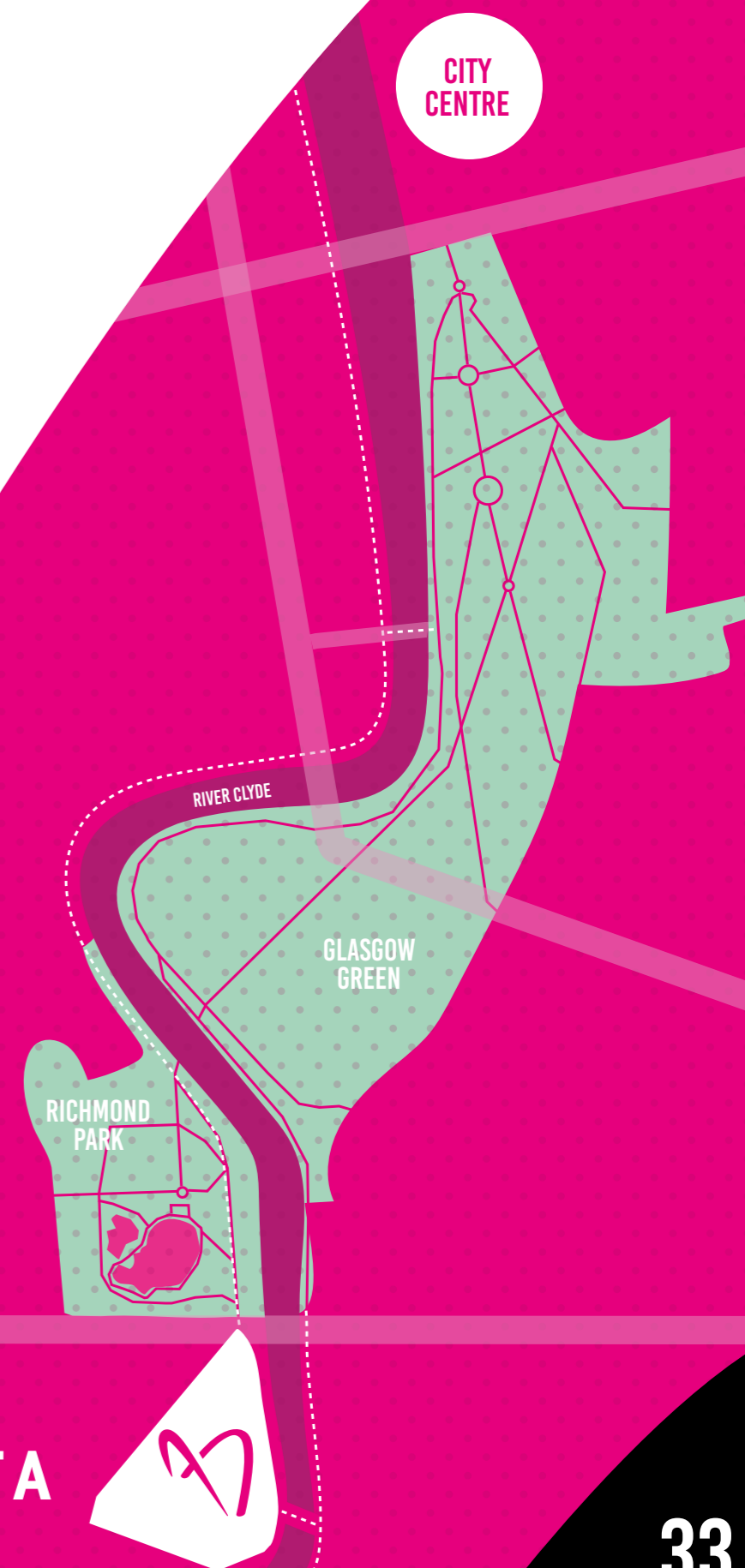




# THE GREEN CORRIDOR

Glasgow means 'dear green place' and nowhere is it more appropriate than in the East End of the city. Step across the road from Magenta and you're in leafy Richmond Park, a magnet for swans, ducks and wildfowl. Access the Clyde Walkway via Magenta's Smart Bridge and follow the riverside path to historic Glasgow Green, home to numerous well loved buildings and monuments, including the People's Palace and Winter Gardens and the former Templeton's Carpet Factory, modelled on the Doge's Palace in Venice.

This 'Green Corridor' connecting Magenta to the city centre, creates an inspiring, active route for runners, cyclists and those commuting on foot.



MAGENTA



# CONTACT

For further information, please contact:

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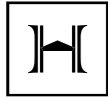
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Highbridge Properties



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Please request a copy of the 'Labour Market and Amenities Analysis' report prepared by Grant Thornton which provides a full overview of the extensive labour and amenity readily accessible to Magenta.



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Glasgow

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[magentaglasgow.com](http://magentaglasgow.com)



