

70W/ST



70 Wellington St · Glasgow · G2 6UA

Workstation

Welcome to WorkStation at 70 Wellington Street

WorkStation delivers a range of fully fitted office suites which benefit from access to our stylish collaboration and breakout space - a source for creativity.

Located in 70 Wellington Street, which has been recently refurbished adopting a carbon reduction concept '70 Sourced'.

70WST



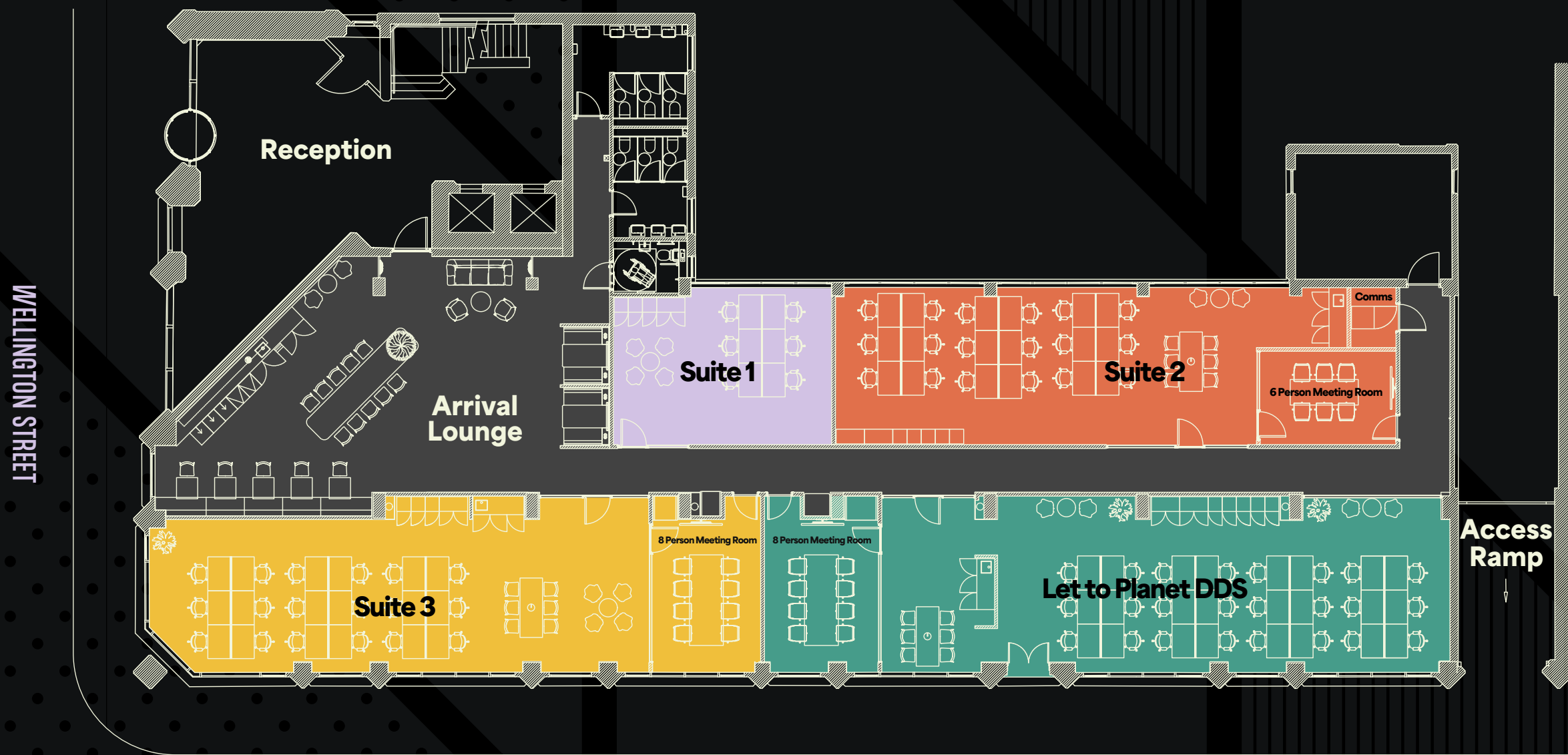
"I think the breakout area is excellent. The coffee machine is great. The layout of the area is perfect for work, relaxation and socialising because it has a variety of seats, booths and breakfast bar/island with stools to cater for whatever mood you might be in. It's also always spotlessly clean. The breakout area is the icing on the cake in what is already a great office building."

"The space on the ground floor has been positively received. The area is in lovely décor, the coffee machine seems to be a success and access to the meeting rooms are straightforward by emailing the building manager to book the rooms which I believe we have made full use of since they became available. Colleagues, including myself, frequently use the open seating area. The WiFi works well too."

 **Thompsons
Solicitors**
SCOTLAND

 **BIG
LOTTERY
FUND**
LOTTERY FUNDED

Birds Eye View



Accommodation

Suite Number	NIA (SQ FT)	No. of Workstations	Meeting Room Size	Annual Cost*
1	470	06	-	£26,000 per annum
2	1,143	18	6 Person	£65,000 per annum
3	1,273	18	8 Person	£76,000 per annum
4	Let to Planet DDS			

*The annual cost figures quoted include rent, service charge (including landlord electricity usage), and IT data charges and management. Occupiers are responsible for their demised electricity usage via sub-meters (recharged by the managing agent), telephone, cleaning of their suite, the payment of water/drainage rates and Local Authority business rates where applicable. In this respect we highlight the Scottish Government's Small Business Bonus Scheme:

www.scotland.gov.uk/sbb

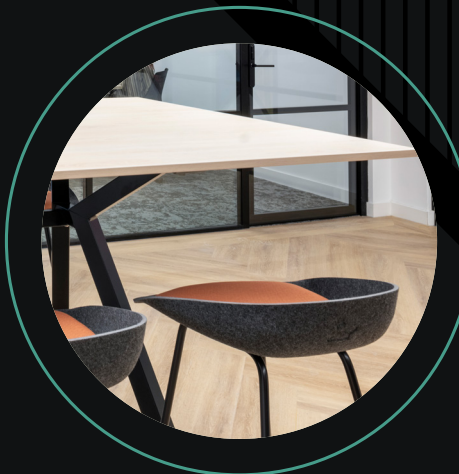
70 Wellington Street's sustainability brand '70 Sourced' is a key driver to delivering our modern office suites, collaborative social spaces and amenity, designed to attract today's discerning office occupiers



Bricks Slips
Used on the kitchen island comply with the 70 Sourced scheme



Felt Chairs
Consists of 100% used and recycled PET bottles



Hemp Fine Chair
The materials hemp and resin used are both fully organic, plant-based and recyclable

Recycled & Reused



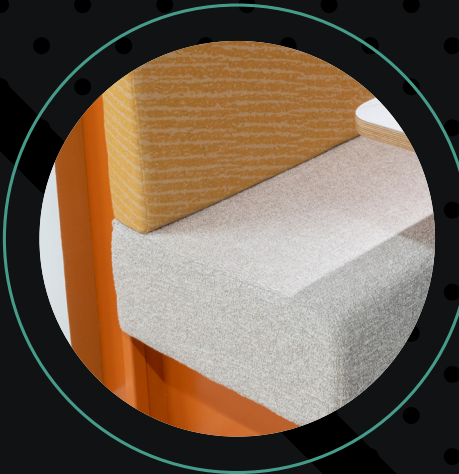
VPAX Tables
The steel consists of maximum permissible recycled pre-material and is 100% recyclable after use



Vanity Unit Tops
Supplied from Smile Plastics. They are made from yogurt pots



Cubicles
Created by Rearo, a local company based in Govan (Glasgow)



Upholstery
The fabric for the booths and banquette seating by Bute fabrics, created and manufactured in Scotland



- Fully fitted suites including furniture
- Dedicated **Meeting Rooms** (larger suites)
- Dedicated **Tea Points**
- Collaborative** Arrival Lounge
- LED** Lighting



Specification



- IT/Data provision** in suites and lounge
- VRF heating and cooling**
- Enhanced **acoustic design** between suites (45Db)
- EPC **'A'**
- Dedicated **sub-metering** per suite





Lease

The suites are available on new, flexible, FRI lease terms. All-inclusive packages available, further details can be provided upon request.

EPC

WorkStation has an EPC rating of 'A'.

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

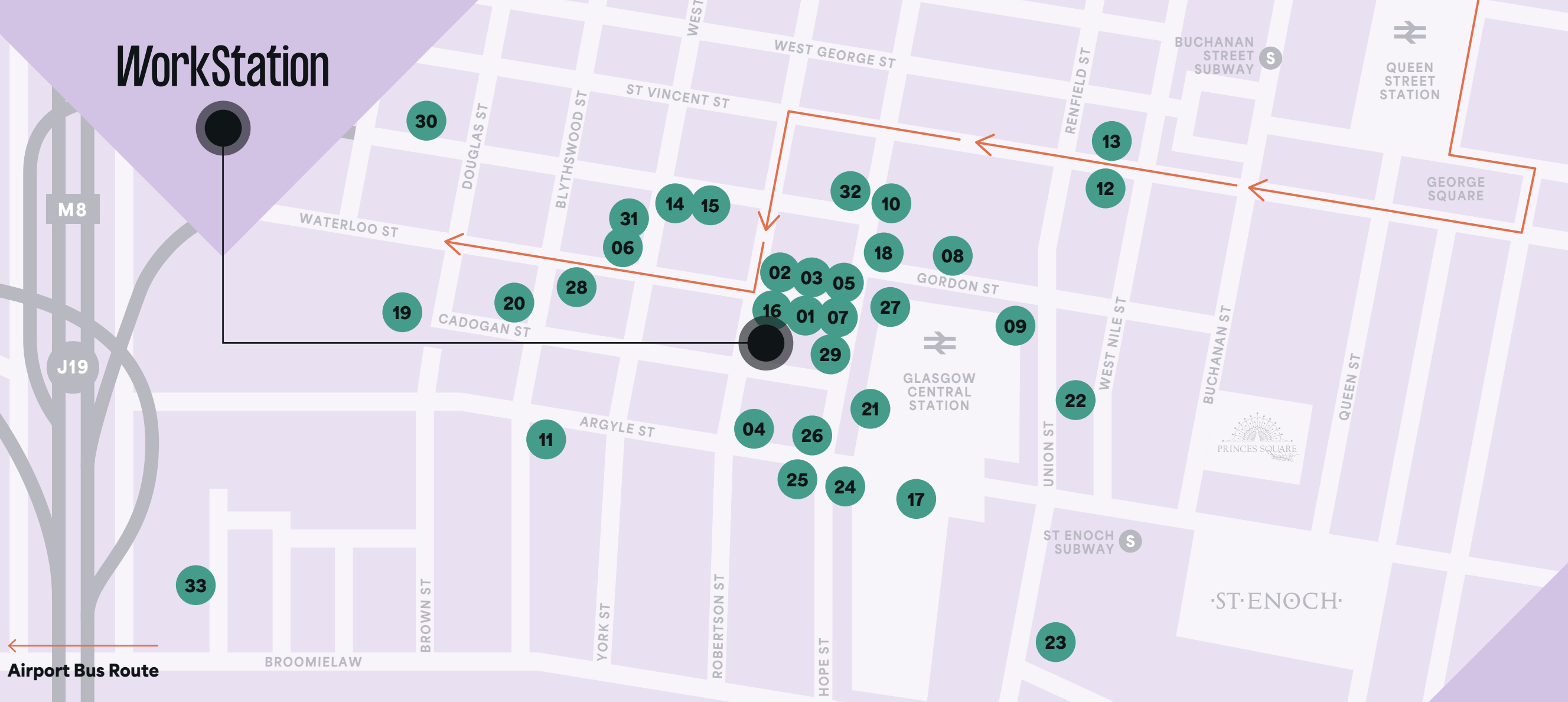


Suite 1



Suite 1

WorkStation



Further Information & Viewing

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

Ryden

CBRE

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Location

WorkSpace 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	02 minutes
Airport Bus Stop	02 minutes
Buchanan Street	05 minutes
Princes Square	05 minutes
St Enoch Subway	07 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 Sprigg
- 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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