



ONLYX

215 Bothwell Street
Glasgow / G2 7ED

A Smiling Start

ONYX

03



A warm welcome awaits both you and your visitors when you step through the doors at ONYX. From the manned concierge to the cutting edge architecture this is a building that oozes quality and delivers a wealth of considered design features.

Breathing Space



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Everyone needs a place where they can relax, grab a coffee and a bite to eat and clear their head. Our on-site café offers the perfect spot for all of the above and the ideal place to socialise or gather for an informal get together to exchange thoughts and ideas. So when you need a break it's great to know that you don't even need to leave the building.



On-site Café



On-site Concierge



1GB Fibre & Wifi

ONLYX

Good & Well

Acknowledging the fact that wellbeing has a huge impact on improving productivity ONYX has been designed with health and wellbeing to the fore.

ONYX



07

The world has changed and nowhere more so than when it comes to commuting to work. Nowadays your team is likely to arrive at the office by bike or on foot so outstanding facilities for cyclists and joggers are a must. In this regard our offer is second to none with everything easily accessed in our basement floor.

Provisions for cyclists and runners include:



100
Cycle Racks



Male & Female
Showers



Drying
Room



Changing Rooms
(with hair dryers,
straighteners & towels)



Bike Repair
Station



Complimentary
Towel Service



Following a transformational
refurbishment, ONYX
provides inspiring,
contemporary workspace.

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ONYX

A Black Gem

From Above

Centrally located amongst a thriving business community ONYX is surrounded by an impressive array of neighbouring occupiers and a treasure trove of superb amenities.



Neighbouring Occupiers

- 01. Scottish Power
- 02. KPMG
- 03. Santander
- 04. Morgan Stanley
- 05. Sedgwick International UK
- 06. PwC
- 07. Pinsent Masons
- 08. JP Morgan
- 09. Skyscanner
- 10. BT
- 11. Virgin Money
- 12. Jacobs
- 13. Student Loans Company
- 14. Evelyn Partners
- 15. BNP Paribas



Local Amenities

- 01. The Hilton Hotel
- 02. The Gym
- 03. King Tut's Wah Wah Hut
- 04. Malmeson Hotel
- 05. Dakota Hotel
- 06. Kimpton Blythswood Sq. Hotel
- 07. Tinderbox
- 08. Costa Coffee
- 09. Café Milano
- 10. Marriot Hotel
- 11. Indigo Hotel
- 12. Cafe Nero
- 13. Coffee Republic
- 14. Philpotts
- 15. Pret a Manger



Space Matters



O N Y X

Our highly flexible virtually column free bright floor plates allow you to calibrate your space to specifically suit the needs of your business and to easily reconfigure your space to respond to changing market conditions.

Fully refurbished floors from 4,553 - 6,793 sq ft



New entrance and reception



4 x high speed passenger lifts



New VRF air conditioning



Suspended ceiling with LED lighting



Raised access flooring



Male, female & accessible WCs on each floor



Dedicated wellness basement level



EPC Rating: B

Accommodation

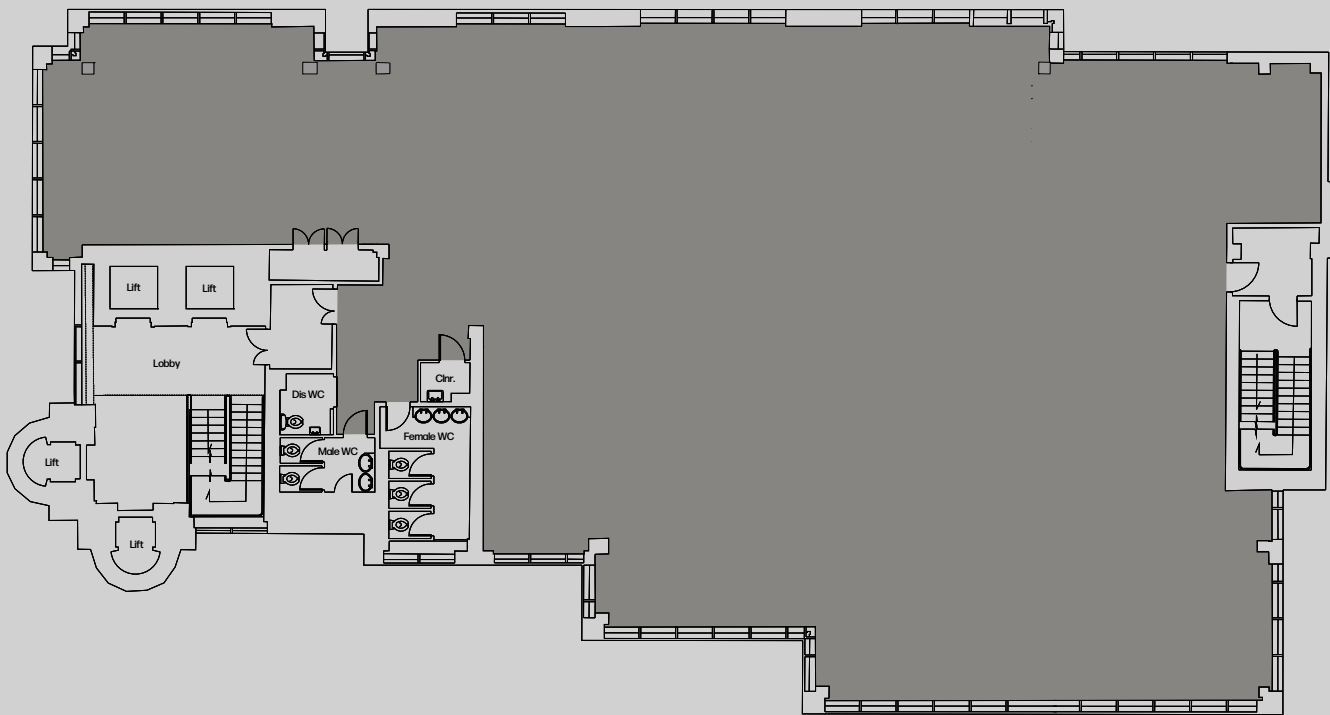
ONLYX

Floor	Availability
1st - Studio 1.03 / 38 desks	2,637 sq ft
2nd - Studio 2.02 / 20 desks	1,442 sq ft
2nd - Studio 2.03 / 24 desks	1,593 sq ft
2nd - Studio 2.04 / 16 desks	1,072 sq ft
3rd	6,793 sq ft
4th	6,793 sq ft
5th - Suite 5.02	4,553 sq ft
TOTAL	24,883 SQ FT

15 car spaces



Typical Plan



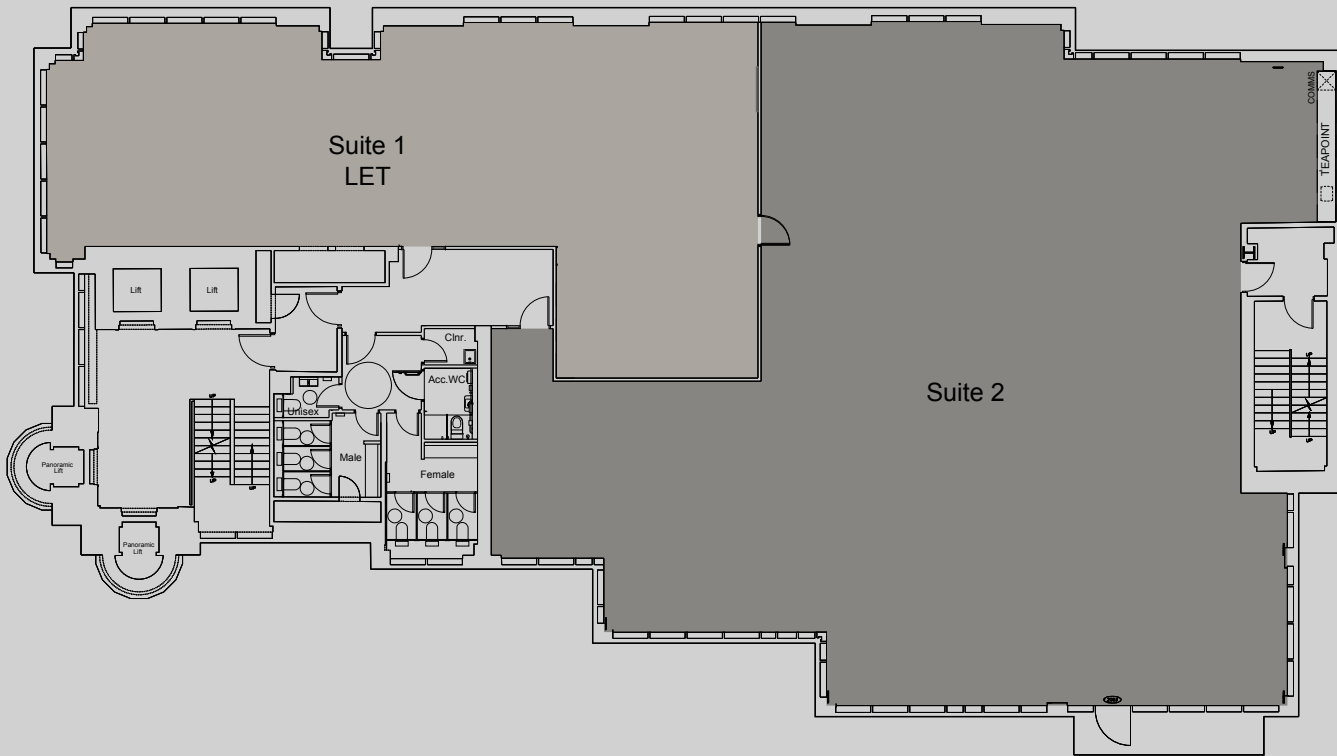
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Friends & Neighbours



5th Floor / Split Option

Suite 2 4,553 sq ft



Make it Yours

With no restrictions on layout, the floors can be efficiently adapted to a diverse range of bespoke requirements where interesting spaces can be created that can evolve as needs change.



Space Plan 1

NIA: 596 sq m / 6,411 sq ft
1 person per 6.61 sq m

- 1x 10 person meeting room
- 1x 6 person meeting room
- 1x 4 person meeting room
- 2x 3 person meeting room
- 90x Workstations (1,400 x 700)



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Space Plan 2

NIA: 596 sq m / 6,411 sq ft
1 person per 9.93 sq m

- 1x 12 person meeting room
- 1x 8 person meeting room
- 1x 6 person meeting room
- 60x Workstations (1,600 x 800)





let ready

For those who need to get up and running as quickly as possible ONYX Studios offers the perfect solution. Contemporary space featuring stylish furniture, access to meeting rooms, breakout areas and super fast broadband allows you to get underway with ease. Perfect for start-ups and early stage companies our Studios option provides organisations with the flexibility to grow as their business evolves.



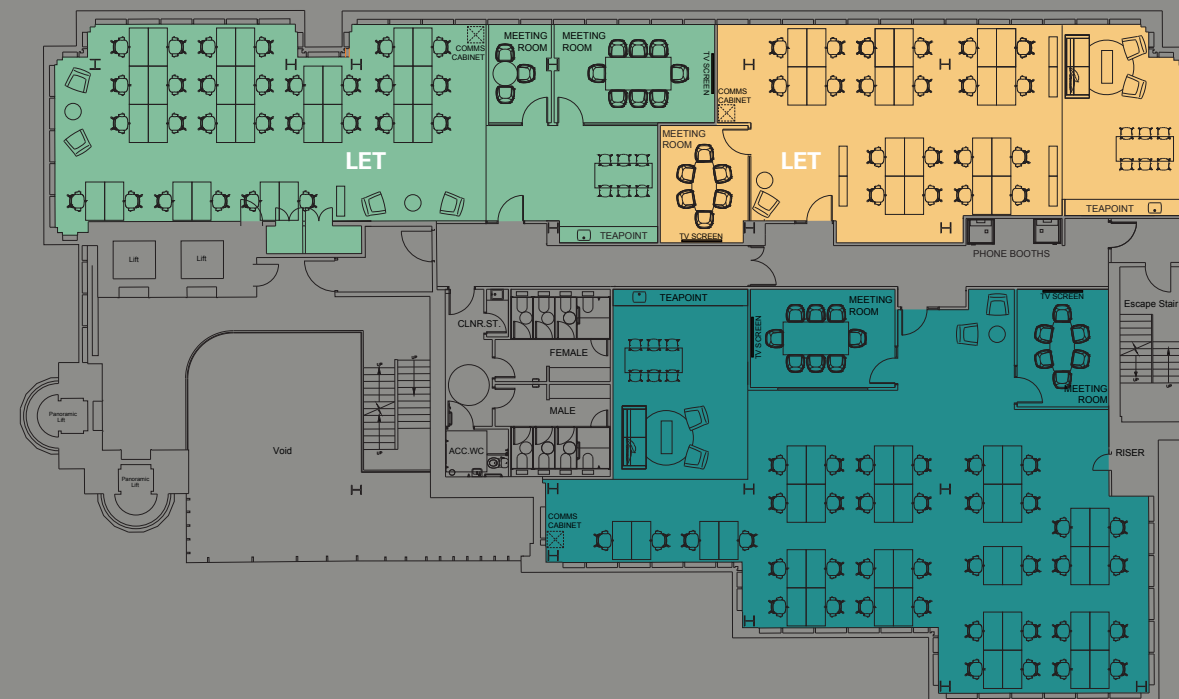
Fully fitted out and furnished flexible space from 16 - 38 desks on 1st & 2nd floors



ONYX
STUDIOS

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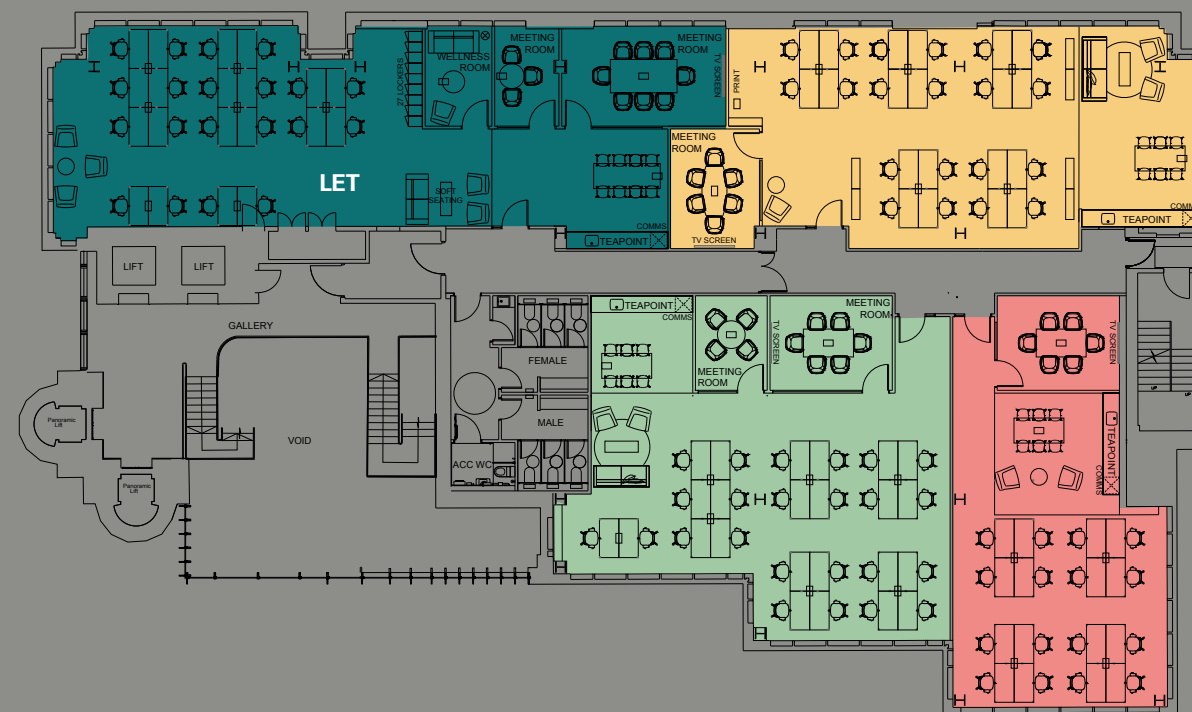
First Floor



- Suite 1 - LET
- Suite 2 - LET
- Suite 3 - 2,637 sq ft (38 desks)

Second Floor

- Suite 1 - LET
- Suite 2 - 1,442 sq ft (20 desks)
- Suite 3 - 1,593 sq ft (24 desks)
- Suite 4 - 1,072 sq ft (16 desks)



Unlock Your Building

INTRODUCING LIFE BY CEG

With over 30 years of experience, we understand the importance of creating the right environment for businesses to thrive.

We aim to make our buildings positive, healthy and sustainable. Our workplaces are environments that encourage businesses and their people to make the most of every day.

IN-HOUSE AT EVERY STEP

Unlike other landlords, we have the internal expertise and choose to manage every detail of our buildings. This includes front of house, facilities management, and all health and safety aspects. In our experience, this works better for our customers.

Our holistic property management approach allows us to get to know our tenants in more detail, creating a positive experience for all businesses, individual tenants and visitors.

TAILORED EVENTS PROGRAMME

Life is not all about work, so we have lovingly styled and created a series of events just for our tenants.

Our events aim to create a strong community feel in and out of your building. This means coming together to learn new skills or start a new healthy journey with your neighbours.



OUR COMMUNITY APP

Our Life by CEG app joins the dots between work and life. Helping you, your team, and local businesses connect.

The app allows you to unlock the potential of your building, connect with people, report an issue, book meeting rooms and gym classes and discover local deals and discount codes.

CAFÉ PARTNERSHIP

We partner with local cafe operators to provide our tenants with affordable healthy meals, coffees and treats.

CEG look to subsidise meal deals in conjunction with the community app, ensuring we support our tenants daily.

CREATING A HEALTHIER DAY

Reducing our tenant's daily carbon footprint is integral to our wellness and sustainability strategy.

We provide enhanced bike storage and shower facilities to help encourage cycling to work, lunchtime gym sessions or after-work yoga.

We want to remove all the barriers to creating a healthier and more sustainable day.



OUR SUSTAINABILITY MISSION

As part of our broader sustainability strategy, CEG has moved all building common parts to a 100% renewable electricity tariff. We are also targeting a 100% diversion from landfill via our waste management service.

We believe in creating a more sustainable future. For this, we work alongside our tenants to help reduce waste and carbon emissions.

ONLYX Life

A better service.
A better workspace.

Telling the Carbon Story of a Refurbishment

By prioritising the refurbishment of buildings, wherever possible (relative to complete replacement), we are significantly reducing our use of raw materials and the embodied carbon. We seek to upgrade old equipment and include innovative technologies to help us drive improvements in our energy efficiency and thus reduce the energy consumption and carbon footprint of our properties.

Furthermore, during refurbishments and fit outs, tenants are provided with detailed guides to encourage good waste management and cleaning practices to minimise their environmental impacts.



Embodied Carbon
Embodied carbon in both the building materials and the construction accounts for a significant proportion of the overall lifetime carbon footprint of a building. By prioritising the refurbishment of buildings wherever possible, we are limiting the embodied carbon emissions that would have been generated through demolition and the production and transportation of new construction materials.



Operational Carbon
Reducing the day to day carbon emissions of our buildings is an important goal for CEG. The upgrade and refurbishment of our current estate also enables increased operational efficiency (i.e. reduced energy demand), which provides a further carbon emissions reduction



Future Proofing
Continual improvements in technology are an increasingly important part of the dynamic world we live in. During our refurbishments we look to incorporate the latest technologies. We also see our refurbishments as an opportunity to collaborate with occupiers on sustainable fitouts both now and in the future.

Going the Extra Green Mile

We are continuing to improve the green credentials of our buildings through a number of national initiatives. We believe small changes everyday make a big difference over time. We see our tenants as partners in our journey to make the built environment a more sustainable place.



Operational Improvements

Green Electricity
CEG have moved to a 100% renewable electricity tariff in order to minimise our environmental impact and encourage the renewable sector.



Behavioural Initiatives

Green Travel
Reducing our tenants daily travel footprint is an important part of our refurbishment strategy. We provide high quality shower and changing areas as well as enhanced bike storage to encourage active travel. This helps to encourage cycling to work. Each cycle rack and shower facility has the ability to reduce hundreds of car miles per year.

Waste Management
Waste management is an important aspect of our sustainability strategy. We are on track to hit our target of 100% diversion from landfill, and recycle as much of our waste as possible. 67% recycling rate achieved at present.

Green People
An important part of our landlord funded events calendar is our sustainability series. We believe every tenant is an ambassador of our building, we're invested in supporting small changes at work and home to support a better environment.



ONYX

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Developer:



Never one to follow the pack, CEG leads by doing things its own way. Whether managing the investment in workspaces, land or homes, CEG has a history of delivery in long-term returns by helping create the places where people want to live and work.



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