

THE BOND



57 Queen Street . Glasgow . G1 3EN





# BUILDING HIGHLIGHTS



The most exciting building in the city



Best in class wellness facilities



128,000 sq ft building offering 18,000 sq ft floor plates



4m+ floor to ceiling heights



Unique period features



Dynamic location



Outstanding tenant lounge



Re-imagined and re-designed for today's occupier, The Bond exceeds the expectations of a new generation of business.

With its historical façade thoughtfully enhanced and an impressive entrance that leads to a striking full-height glazed atrium reception, this Glasgow landmark delivers a fresh and modern workplace to a vibrant and incredibly central location.

The Bond's rich heritage has been respectfully woven throughout the new, contemporary design to offer outstanding workspace complimented by touch-down areas, cafe, podium seating and so much more - further enhanced by all electric building efficiency and net zero in operation.

WORKSPACE

REMASTERED








# HERITAGE RE-ESTABLISHED

1847

The Bond occupies the site of the former Langside Halls.

1898

Langside Halls was bought by Glasgow wholesale warehousemen and shipowners, Hunter, Barr & Co Ltd.

1899

David Barclay designs a new building - initially to be a warehouse - for the site between 1899 and 1903.

1902

70,000 stones retained from the former Langside Halls were carefully numbered and moved to a new location at Queen's Park. Work also began on the newly designed building that would eventually become The Bond.

1903

Work is completed at the site, with the new property named the 'Hunter Barr Building'.

1986

The building is converted into office space and is renamed 'Guildhall'. It was the first building in the City to feature an 'atrium' design and layout.

2023

Today's refurbishment works are complete and Guildhall becomes 'The Bond'. The re-imagined building, with reception, first and second floors and wellbeing facilities all refurbished, brings together office and retail space under one roof, inspiring the new name.

# BUSINESS RE-CENTRED



Innovation District

Merchant City

GEORGE ST

George Square

Queen Street Station

Buchanan Subway Station

Argyle Street Station

ARGYLE ST

St Enoch Centre

St Enoch Subway Station

BUCHANAN ST

Glasgow Central Station





# WELCOME TO THE COMMUNITY

The Bond's spacious and impressive reception showcases a newly future-proofed entrance, offering a collection of spaces to break out and meet, inspiring a community feel.

The podium steps are a flexible, relaxed space for different uses, such as informal presentations, quiet spots for time to work individually or to collaborate and socialise with the building community. This is a place where work, life and play come together; a new community under a light-filled atrium.



# SPACE TO SHARE

The Bond's café is a characterful space for the building community to meet for a coffee away from the office. This interesting nook is also perfect for coworking or as a touch-down point, or just simply to take a break with a book or to reconnect with friends.





Thoughtfully refurbished to respect and recall The Bond's historical character, the floor plates blend traditional architecture with modern specification: exposed brickwork walls meet decorative feature columns and ribbed ceiling detail, showcasing the contemporary specification demanded of a Grade A office.

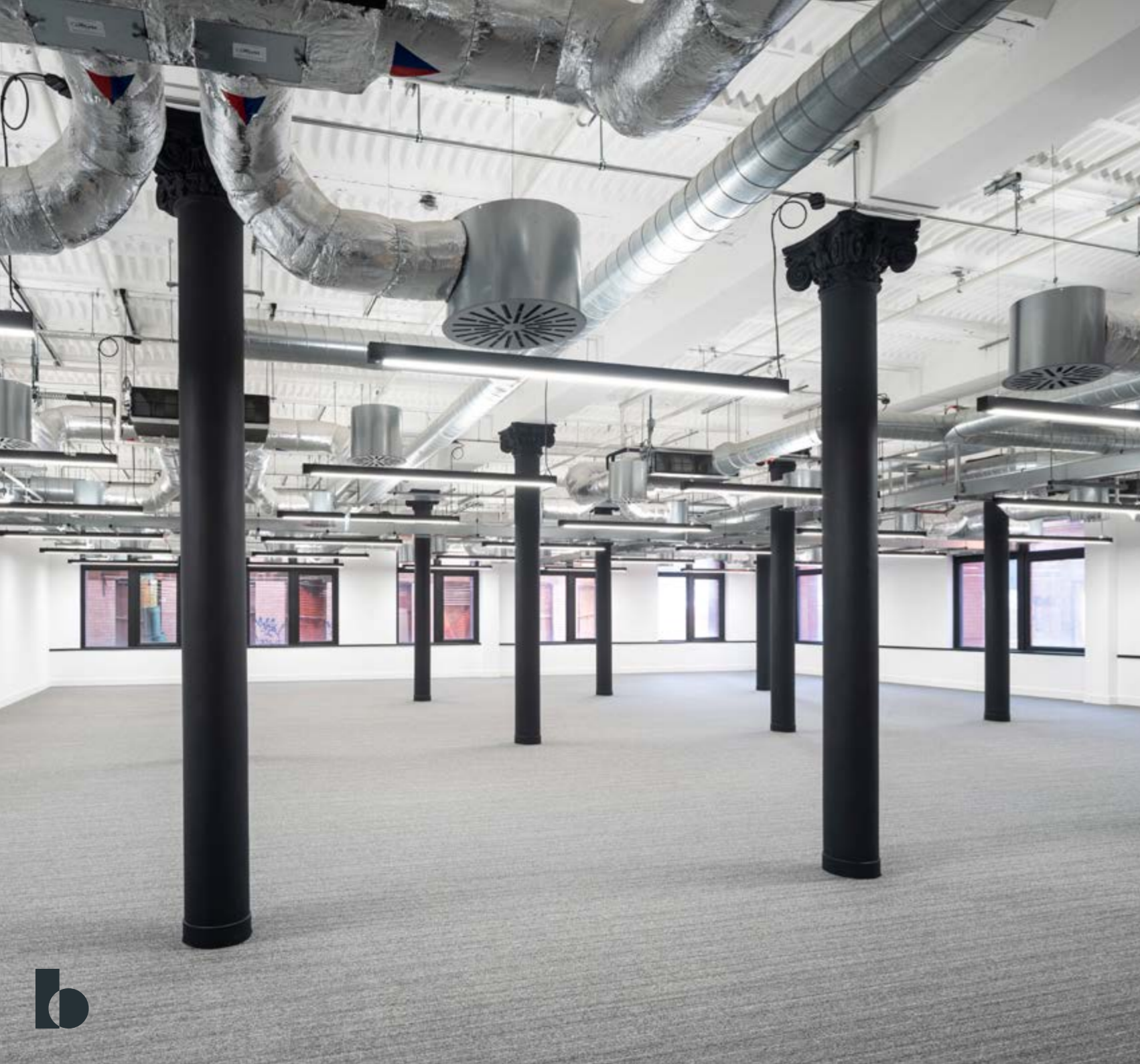
OPEN TO  
BIG IDEAS...



As flexibility is vital to a new generation of businesses, many design elements throughout The Bond allow occupiers to adapt floor plates to suit the evolving needs of their business. Breakout areas make The Bond an agile workspace for today's 'on the move' teams, breathing new life into a heritage building.

# & FORWARD THINKING





# ALL INCLUSIVE



New building entrance



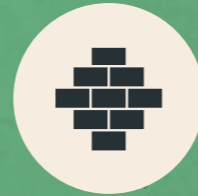
Unified retail shop frontages



New accessible entrance from the main door



4m+ floor to ceiling height



Tiled enclosed central atrium



Communal podium seating



Breakout/ touchdown area



On site café facility



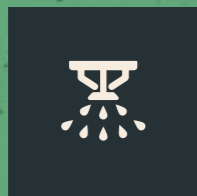
Manned reception



High quality finish throughout



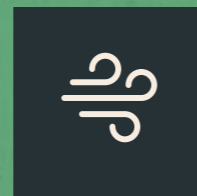
Remodelled floor lobbies with Crittall glazing



New sprinkler system



Full window restoration



New VRF air conditioning



New LED lighting



Part exposed brick wall



Feature exposed ceiling and services



Open plan floor plates

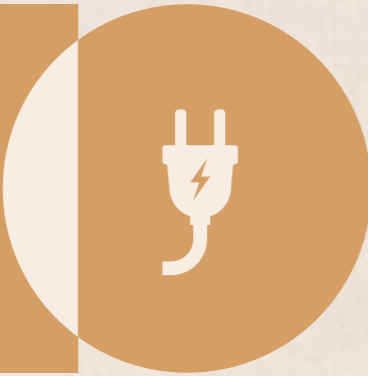


New dedicated toilets including accessible and gender neutral




Raised access floor

All Electric



New Energy Efficient M&E



3 EV Chargers



# ALTOGETHER BETTER BUSINESS


Targeted EPC 'A'



Net Zero in Operation



Embodied Carbon Saving



# HEALTHY COMPETITION



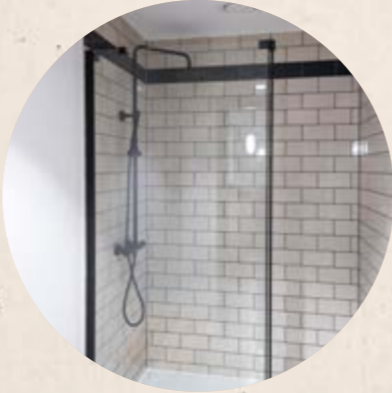
The Bond has been re-imagined with its occupier community at heart. More than ever, people want their daily commute to be healthy and active, and exercising during the workday is 'the new normal'.

With new cycle storage, we have created basement space that supports a wide range of activities and has been deigned to rival the quality of health club facilities.





Hair dryer & straighteners



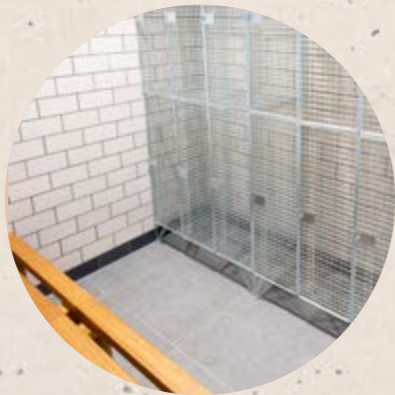
Male, female and accessible toilet & shower facilities



# FEEL GOOD FACTOR



100 two tier lockers



Drying room



100 cycle racks

# INSTANT CONNECTION

Making travelling to work as quick and easy as possible, The Bond is exceptionally well-connected to Glasgow's network of public transport, with access to buses, trains and the Subway within just a few minutes' walk.

With both Glasgow Central and Queen Street Stations just moments away, as well as Subway stations and bus routes, travelling to work couldn't be any easier.



Queen Street Train Station 4 min walk  
 Glasgow Central Train Station 6 min walk  
 Argyle Street Train Station 3 min walk



St Enoch Subway Station 4 min walk  
 Buchanan Subway Station 6 min walk



M8 Motorway 5 min drive  
 Glasgow Airport 20 min drive  
 Edinburgh 1h 15 min drive  
 Dundee 1h 40 min drive  
 Aberdeen 2h 50 min drive  
 Manchester 3h 30 min drive



- National Cycle Route 75
- Nearest Bus Stops
- Nearest nextbike Station



# SIT IN

# TO GO



**El Santo**  
2 min walk



**Glaschu**  
3 min walk



**Caffè Nero**  
1 min walk



**Pret A Manger**  
3 min walk



**Mikaku**  
On the Ground Floor



**The Social**  
2 min walk



**The Spiritualist**  
1 min walk



**Paesano Pizza**  
2 min walk



**Sprigg**  
2 min walk



**Tesco Express**  
1 min walk



# LOCAL CHARACTER

More than just an office, The Bond sits in a thriving, busy and vibrant part of the City, surrounded by an unparalleled range of cultural, shopping and leisure landmarks.



## Culture

One of Glasgow's best-known and most photographed locations, George Square is the heart of the city, offering green space perfect for a quick sandwich stop, a lunchtime walk, or a break to catch up with friends and colleagues.



## Retail

Glasgow's 'Golden Z' brings together the City's three most renowned shopping streets: Buchanan Street, Argyle Street and Sauchiehall Street, featuring a mix of local, high street and designer brands. Lunchtime shopping really doesn't get any better. With both Buchanan Galleries and the St Enoch Centre being redeveloped into even more vibrant City Centre destinations, Glasgow's future looks even brighter.



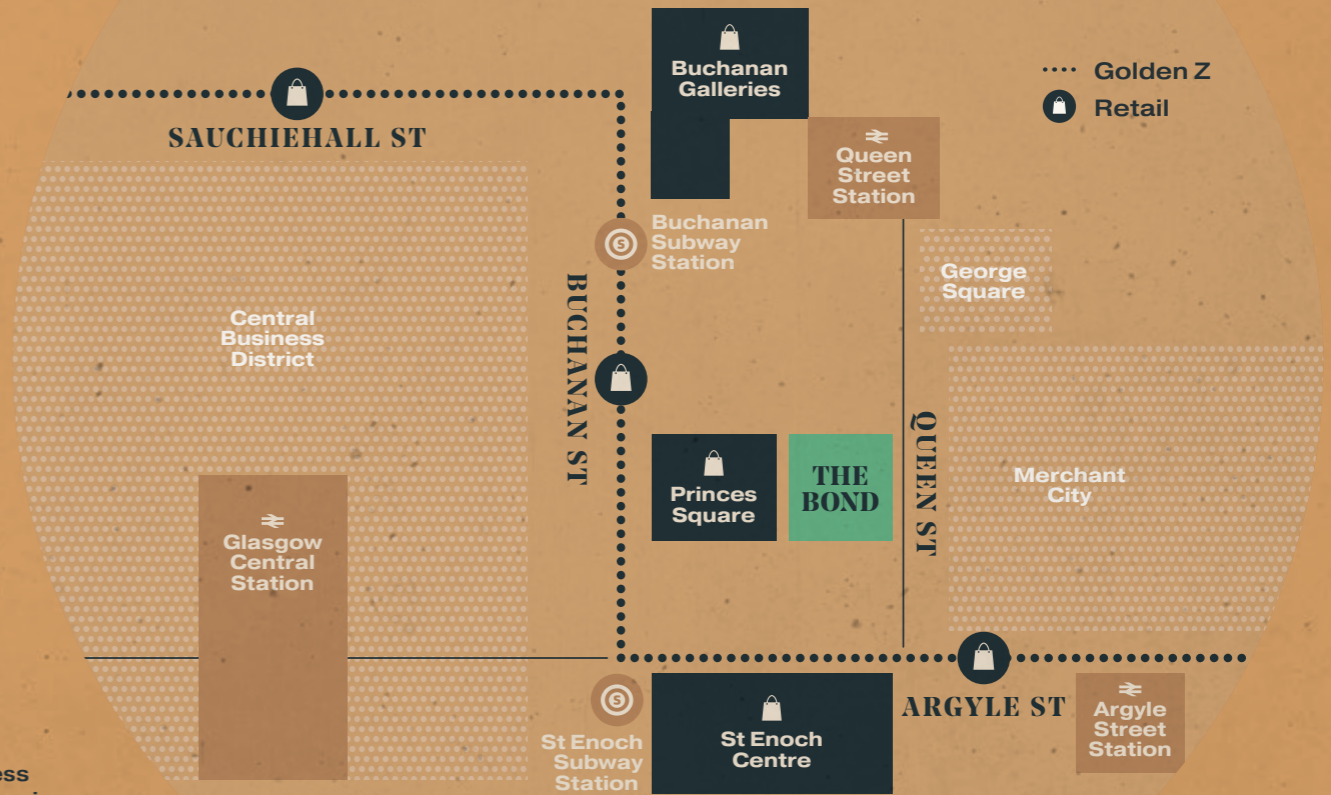
## Business

Glasgow's Central Business District is host to an impressive array of blue-chip companies and major global organisations across numerous sectors, including Virgin, Barclays, JP Morgan, Morgan Stanley, Lloyds, RBS, KPMG and Scottish Power.



## Leisure

Sparkling with an array of bars, restaurants, cafés, gyms, independent stores and high-end boutiques, the vibrant Merchant City's atmosphere is quite unlike anywhere else. If the West End's your destination, a quick Subway journey will have you there in minutes.



# ON THE DOORSTEP



## Bars & Restaurants

- 01 Mikaku
- 02 The Social
- 03 The Ivy
- 04 Ralph & Finns
- 05 The Anchor Line
- 06 The Citizen
- 07 La Vita
- 08 Elia Greek Restaurant
- 09 Alchemist
- 10 Browns
- 11 Sebb's
- 12 Margo
- 13 Paesano Pizza
- 14 Thundercat
- 15 The Spanish Butcher
- 16 The Spiritualist
- 17 Hazel



## Cafés & Shops

- 01 Tinderbox
- 02 Starbucks
- 03 Costa
- 04 Pret
- 05 Sprigg
- 06 Piece
- 07 Tesco
- 08 Caffè Nero
- 09 M&S
- 10 Sainsbury's



## Health & Wellbeing

- 01 BFT
- 02 PureGym
- 03 Central Strength
- 04 The Gym Group
- 05 BoxFit
- 06 Club Gym



## Leisure

- 01 Everyman Cinema
- 02 Cineworld
- 03 Vue Cinema
- 04 Theatre Royal
- 05 Tron Theatre
- 06 Glasgow Film Theatre

## Hotels

- 01 Radisson Blu
- 02 YOTEL
- 03 Motel One
- 04 voco Grand Central
- 05 Premier Inn
- 06 Aparthotel Adagio
- 07 Travelodge
- 08 ibis Styles
- 09 AC Hotel Marriott



# IN GOOD COMPANY

The Bond sits in the midst of Glasgow's dynamic business community, allowing tenants to headquarter themselves in one of the city's most prime commercial locations. With one of the best workforces in the world, businesses need a location that will attract and retain staff, and The Bond's vibrant and connected location allows them to do just that.



**01**  
100 Queen St

EDRINGTON

lindsays  
mazars

**02**  
10 Gordon St

RBS™

**03**  
2-4 Royal Ex Sq

MONEY

**04**  
110 Queen St

BRODIES  
Deloitte.  
Grant Thornton  
wsp  
ACCA

**05**  
9 George Sq

Thorntons  
We do what's right

Orega Stantec  
LEO LAYTON

**06**  
G1 Building

EY Investec  
Mercer GT GARDINER & THEOBALD  
大成 DENTONS

**07**  
15 Exchange Place

BDP.  
DRUM DEVELOPMENT & INVESTMENT  
ticketmaster

**08**  
The Garment Factory

SHOOSMITHS  
Threesixty Architecture  
Incremental Group

**09**  
George House

AS Anderson Strathern Rathbones  
bridgeall  
TRANSPORT SCOTLAND COPSHAW ALBA

**10**  
1 West Regent St

MORTON FRASER WEIR ARUP  
SHEPHERD WEDDERBURN FDM  
global SPACES.

**11**  
2 West Regent St

FANDUEL  
Gamma  
DIGBY BROWN  
WIZU

**12**  
24 St Vincent Place

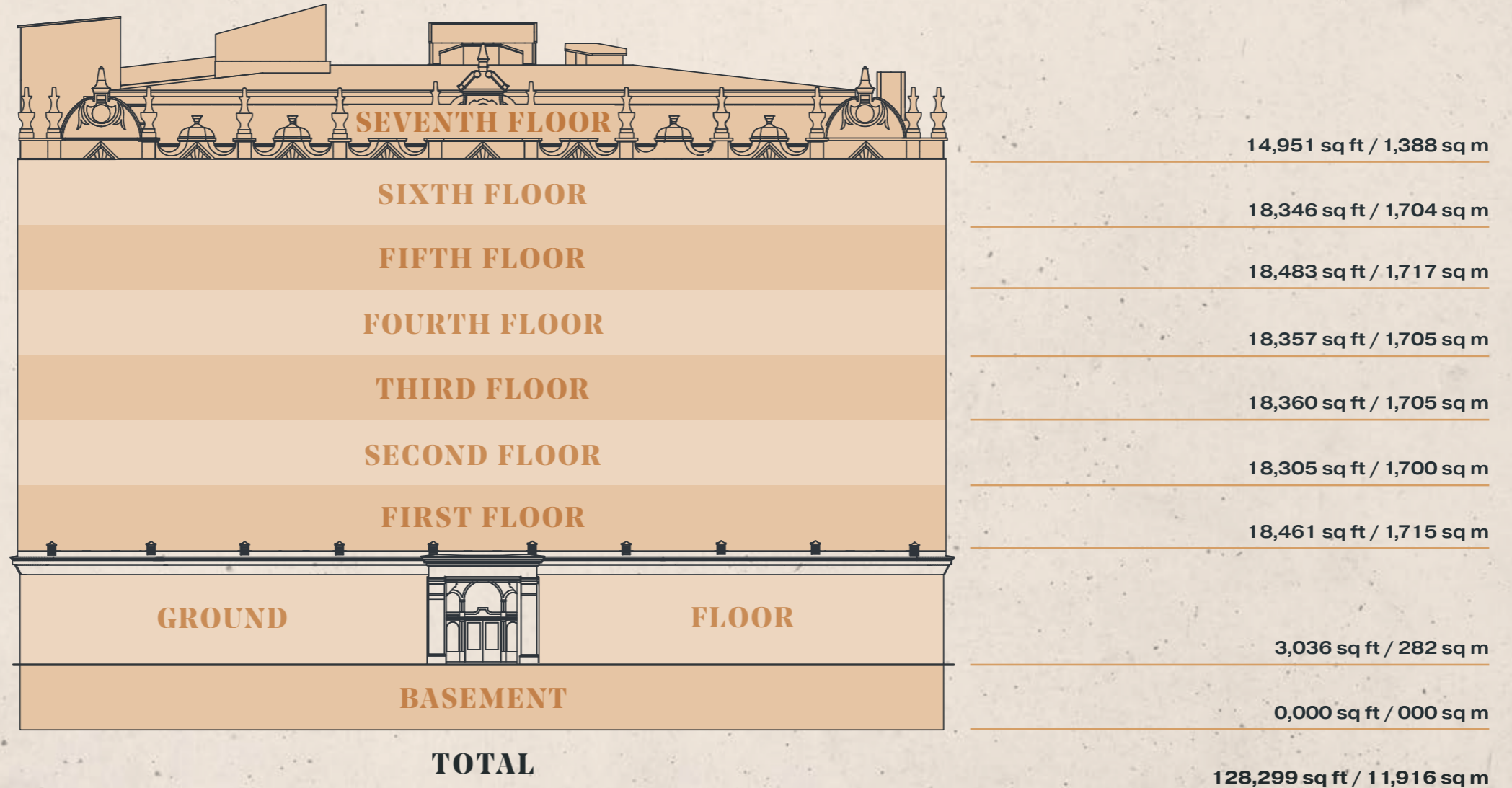
wardell armstrong HEARING CLINIC  
scottish renewables clinisys  
MABO  
HITACHI

**13**  
25 Cochrane Street

Wheatley Group

# ACCOMMODATION

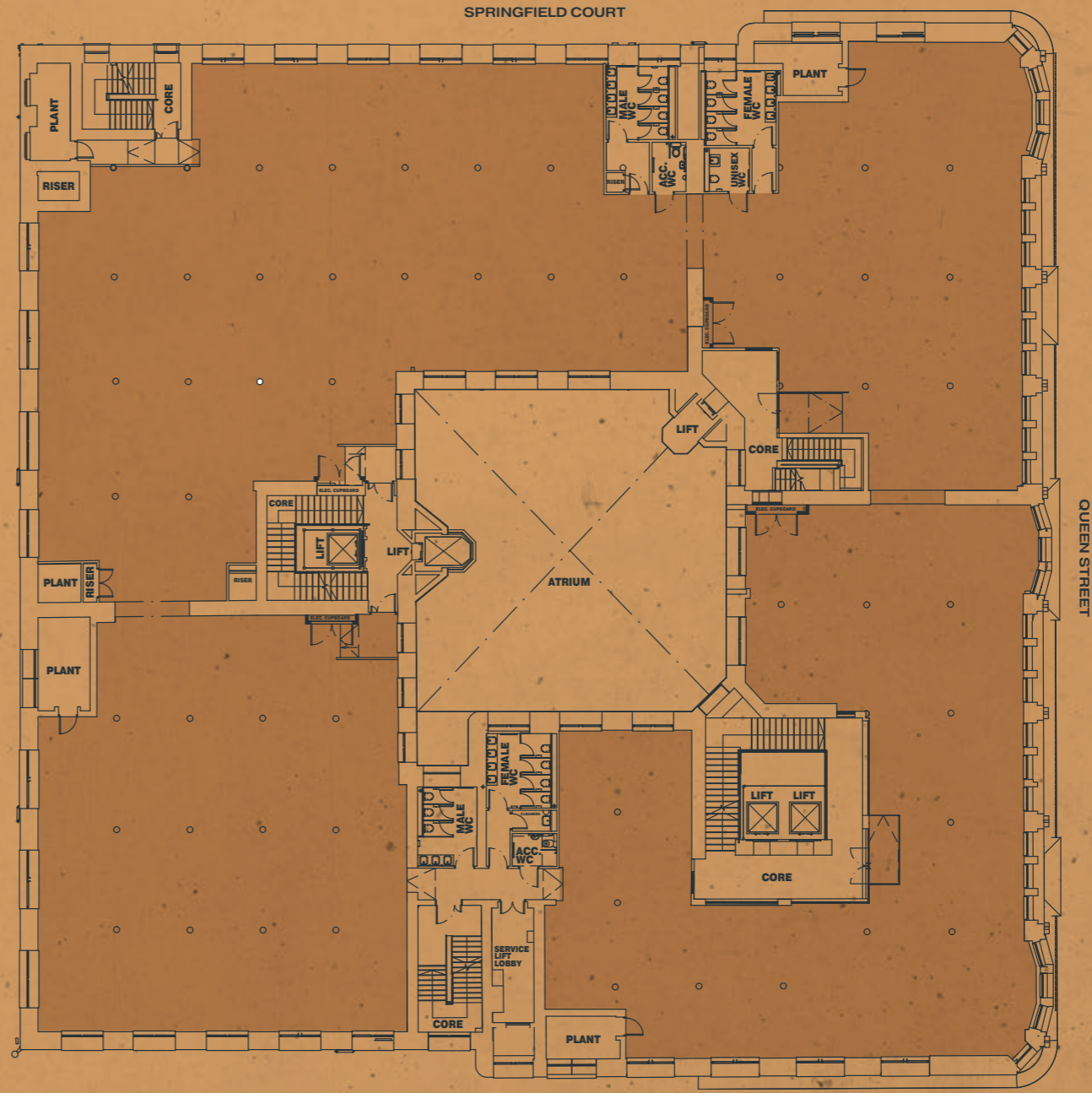
The Bond: Where impressive scale meets City Centre location and world-class design. Flexible, contemporary landmark space to headquarter your business.



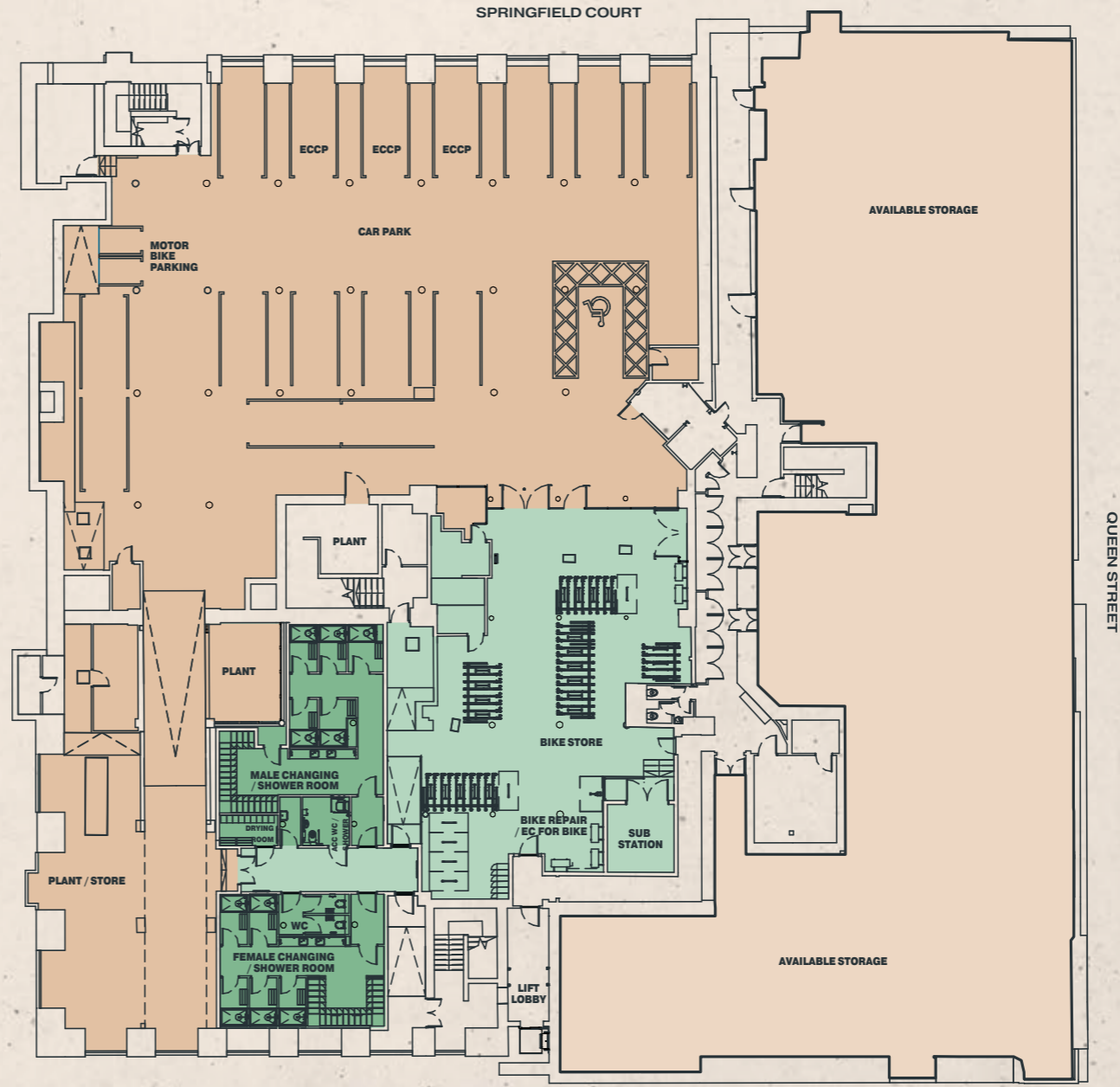
The building will be remeasured on completion of the works



# TYPICAL FLOOR PLAN



# BASEMENT FLOOR PLAN



# TYPICAL SPACE PLANS

## Typical Layout

1,700 Sq M / 18,305 Sq Ft

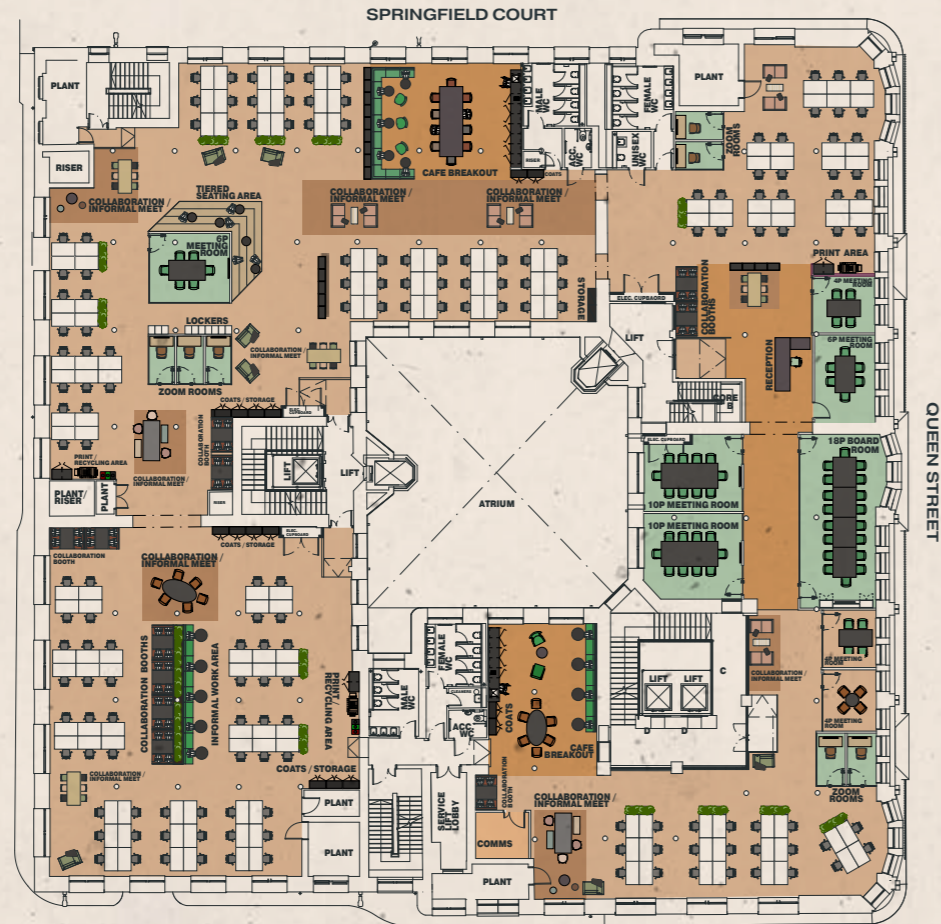
### STANDARD WORKING

158 Workstation  
1,400 x 800mm

Total - 160  
1:10 Sq M Per Person

### SUPPORT FACILITIES

- 01 Reception Area
- 01 18P Board Room
- 02 10P Meeting Room
- 02 6P Meeting Room
- 03 4P Meeting Room
- 07 Zoom Room
- 02 Cafe Breakout
- 11 Collaboration Booth
- 07 Individual High Back Booth
- 13 Collaboration / Informal Meet
- 01 Tiered Seating Area
- 01 Informal Work Area
- 03 Print / Copy
- 01 Comms
- 04 Coats / Storage Cupboard
- 01 Locker Area



## Lab Layout

1,700 Sq M / 18,305 Sq Ft

### STANDARD WORKING

150 Workstation  
1,400 x 800mm

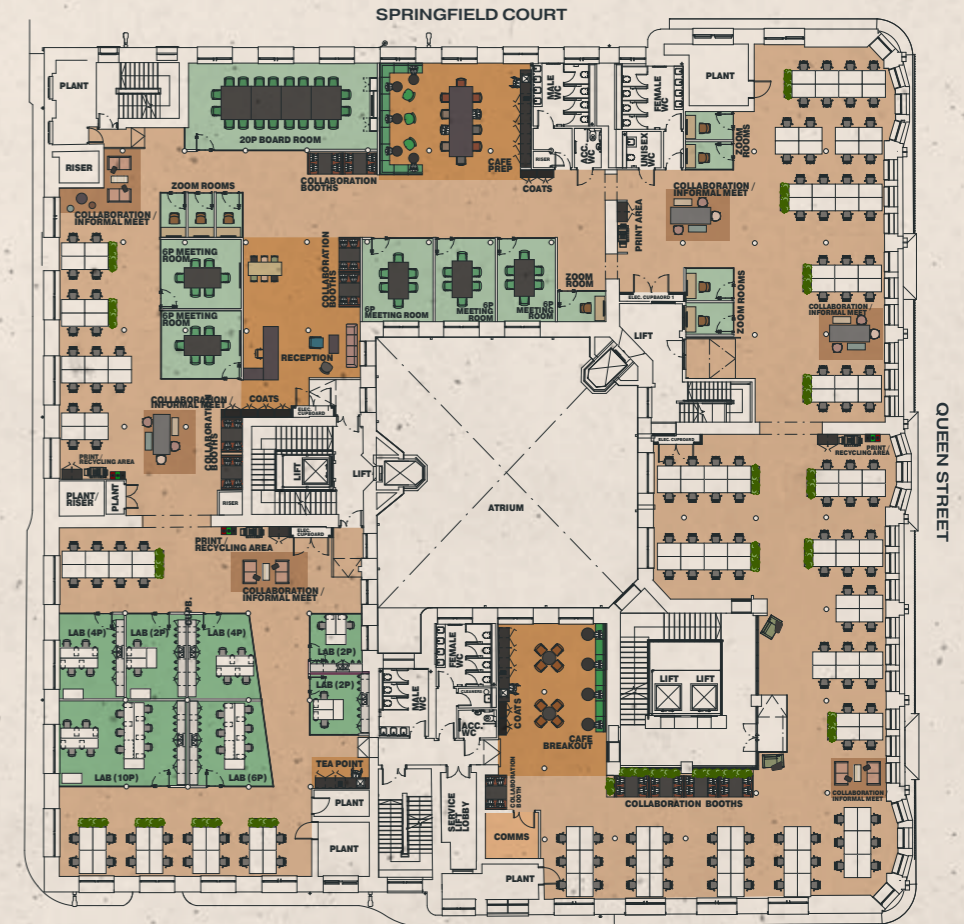
Total - 150  
1:10 Sq M Per Person

### SUPPORT FACILITIES

- 01 Reception Area
- 01 20P Board Room
- 05 6P Meeting Room
- 08 Zoom Room
- 02 Cafe Breakout
- 01 Tea Point
- 11 Collaboration Booth
- 07 Collaboration / Informal Meet
- 02 Individual High Back Booth
- 04 Print / Copy
- 01 Comms
- 05 Coats / Storage Cupboard

### LAB ROOMS

- 01 10P Lab Room
- 01 6P Lab Room
- 02 4P Lab Room
- 03 2P Lab Room



# FLEXIBLE SPACE PLAN

## Suite 1

870 Sq M / 9,364 Sq Ft

### STANDARD WORKING

102 Workstation  
1,400 x 800mm

Total - 72  
1:8 Sq M Per Person

### SUPPORT FACILITIES

- 01 Reception / Waiting Area
- 01 10P Meeting Room
- 02 6P Meeting Room
- 01 4P Meeting Room
- 06 Zoom Room
- 01 Cafe Breakout
- 07 Collaboration Booth
- 05 Collaboration / Informal Meet
- 03 Individual High Back Booth
- 02 Print / Copy
- 01 Comms
- 02 Coasts / Storage Cupboard

## Suite 2

454 Sq M / 4,886 Sq Ft

### STANDARD WORKING

54 Workstation  
1,400 x 800mm

Total - 54  
1:8 Sq M per person

### SUPPORT FACILITIES

- 01 10P Meeting Room
- 01 6P Meeting Room
- 03 Zoom Rooms
- 01 Cafe Breakout
- 04 Collaboration Booth
- 02 Collaboration / Informal Meet
- 02 Individual High Back Booths
- 01 Print / Copy
- 01 Comms
- 02 Coasts / Storage Cupboard

## Suite 3

363 Sq M / 3,907 Sq Ft

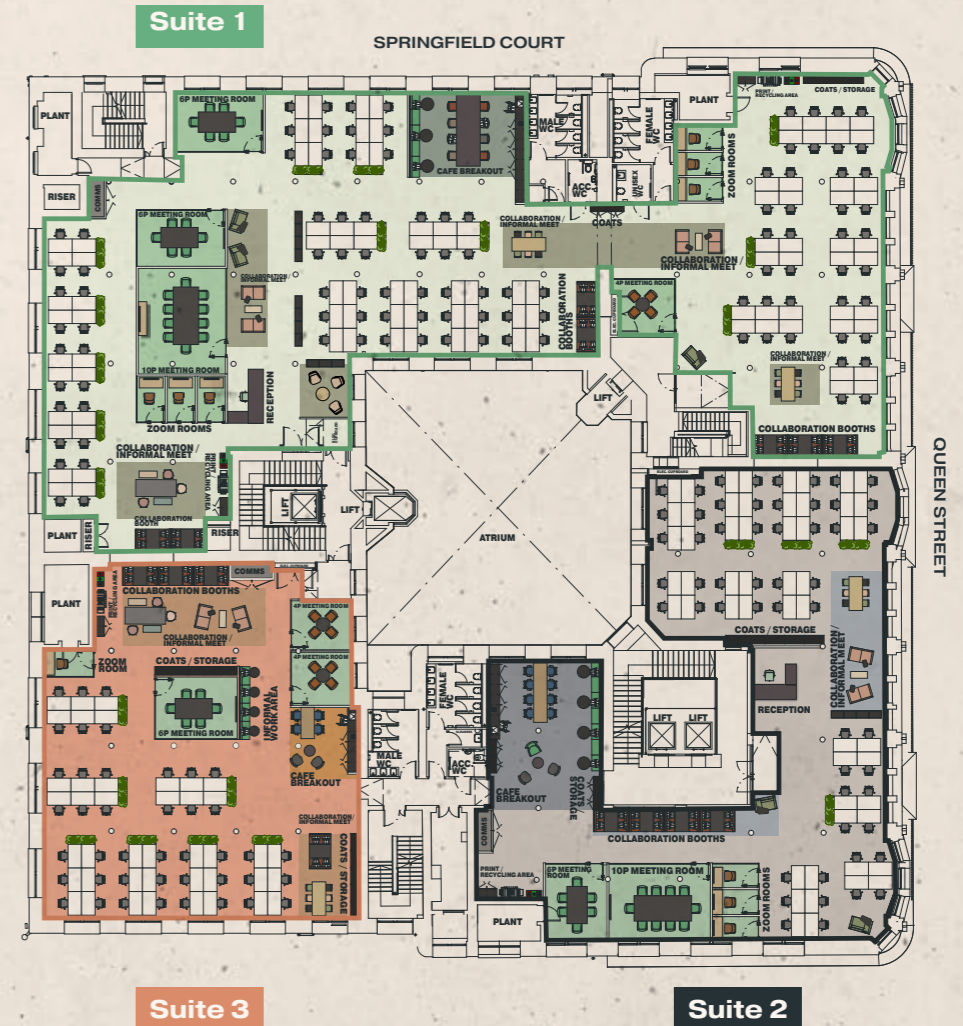
### STANDARD WORKING

42 Workstation  
1,400 x 800mm

Total - 42  
1:8 Sq M per person

### SUPPORT FACILITIES

- 01 6P Meeting Room
- 02 4P Meeting Room
- 01 Zoom Room
- 01 Cafe Breakout
- 04 Collaboration Booth
- 01 Informal Work Area
- 03 Collaboration / Informal Meet
- 01 Print / Copy
- 01 Comms
- 01 Coasts / Storage Cupboard



# TECHNICAL SPECIFICATION



## DEVELOPMENT DESCRIPTION

The Bond sits on Queen Street in Central Glasgow, comprising an existing multi-storey office building with ground floor atrium and basement car park. Providing tenant office space across ground to seventh floors, the refurbishment of the existing office building is across basement, ground and first to second floors.

The first and second floors provide multi-let tenancy CAT-A open office accommodation with exposed services. The ground floor atrium will be refreshed to create new flexible breakout areas and the basement will have new changing and bike storage facilities added as part of the works.



## BASIS OF DESIGN

This report outlines the standard of the proposed Mechanical, Electrical and Public Health services for the refurbishment project works at the The Bond, 55 Queen Street, Glasgow.



## LIFT

Refurbishment of the lift car finishes provide new modern appearance.



## OFFICE

Where office floors are refurbished guidance from British Council of Offices Guide to Specification 2019 has been adopted.

The refurbished office floor plates shall achieve EPC 'A' rating and the whole building will be upgraded to EPC 'B' rating.



## TEMPERATURE AND HUMIDITY

### External Design Conditions

Summer	30°C db, 20°C wb
Winter	-4°C dB, 100% RH

### Internal Design Conditions

Office Areas	Winter	21°C
	Summer	23°C
Stairwells	Winter	20°C
	Summer	None
Corridors	Winter	20°C
	Summer	None
Toilets	Winter	20°C
	Summer	None

### Note:

Where 'None' stated, denotes no comfort cooling provided.



## INTERNAL PLANT LOADINGS

Lighting	12 W/m <sup>2</sup>
Occupancy	90W/person(sensible)
Occupancy	50W/person (latent)
Small Power	30W/m <sup>2</sup>
Solar Gain	100W/m <sup>2</sup>
Occupancy	10m <sup>2</sup> per person

### Note:

The above values are intended to provide robust back-stop values. Actual heating and cooling loads shall be determined via thermal modelling. Final plant selection shall be based on calculated loads.



## VENTILATION RATES

Office Areas	12 l/s per person
Toilets	6 air changes/hr
Entrance	Natural Ventilation
Stores	2-3 air changes/hr



## NOISE

### Criteria for Building Services Noise:

Office Areas	NR 38
Toilets / Stairs	NR 40
Roof Plant	NR 50



## INFILTRATION

Office	0.25ac/h (summer)
Office	0.5ac/h (winter)
Office infiltration rates based on 4.5m perimeter zone	

Entrance	1.0ac/h (summer)
Entrance	1.0ac/h (winter)



## PUBLIC HEALTH SERVICES

The basis of the design has been taken from the following documentation:

- British Council for Offices: Guide to Specification 2014
- CIBSE Guide and Technical Memoranda
- Local Statutory Authority Requirements
- Supply Authority Regulations

Generally speaking, the public health services comprise of the following:

- Water efficient appliances including dual flush WCs and spray nozzle sensor taps.
- Water saving features including automatic water solenoid shut-off valves and leak detection.
- Efficient instantaneous electric hot water heaters (no storage) in each Tenant toilet block.

# TECHNICAL SPECIFICATION

## LV DISTRIBUTION

Each tenant floor plate provides a 200A rated three-phase LV supply, feeding new tenant switchgear located on each floor level. Tenant floor plate LV supplies are individually metered by the tenant's chosen electricity shipper and fed via a BEMCO board arrangement in the basement landlords electrical meter room.

The tenant floor plate power supply rating is based on the following design allowances:

Mech. Plant	As Installed
Small Power	23W/m <sup>2</sup>
Lighting	10W/m <sup>2</sup>



## ILLUMINATION LEVELS – OFFICES

The lighting installation is designed and installed as per the recommendations of the SLL lighting code, BS EN1246 and SLL Lighting Guide 7, to provide the following average maintained illuminance levels (allowing for lamp ageing and maintenance factors for luminaires and room surfaces):

Office Areas	300-500 lux
Toilets	200 lux
Stores	100 lux

Suspended uplight/downlight linear architectural luminaires provide the general lighting solution within the exposed services installation areas throughout the tenant office floor plates luminaires are provided with integral lighting control system sensors.

The lighting within the open plan office floor plates is controlled by an intelligent lighting control system which can individually address each luminaire and provide full emergency monitoring and testing of all emergency luminaries.

Lighting control system equipment include multi-sensor lighting control devices and manual switches providing presence, absence and dimming daylight control functionality.



## FIRE SERVICES

The existing dry risers in the escape core in the building shall be retained and reused.

The existing analogue addressable fire detection and alarm detection system has been retained and modified in the building projects works areas. Existing fire alarm system control panels have been retained and reused. New fire alarm system devices and system wiring have been provided throughout the project works areas to provide L1 coverage inline with the requirements of BS5839-1.

Detection coverage have been provided to all internal areas and within ceiling voids in excess of 800mm in all project refurbishment works areas.

Sufficient spare capacity has been built into the system loop wiring capacity, for future tenant fit out works.

All new fire detection and alarm cabling is CWZ fire resistant to the enhanced requirements of BS 5839-1.



## VERTICAL TRANSPORTATION

The existing 2 scenic passenger lifts, twin observation passenger lifts and single observation passenger lift in the building has been retained and reused. Lifts car finishes has been updated as part of the project works.

A new enclosed platform lift has been installed to provide DDA compliant vertical transportation between the ground and basement floor levels as part of the project works.

A new platform lift is provided in the ground floor main entrance lobby as part of the project works.



## ELECTRIC VEHICLE CHARGING POINTS

3 No new 7kW electrical vehicle charging points are provided in the basement car park, as part of the project refurbishment works.

THE BOND



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