

**2006
SVS**

**TECHNICAL
SPECIFICATION**

GLASGOW · G2 5SG

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Lower Ground Floor West Suite

- Fully furnished and fitted out suite, ready for immediate occupation.
- 20 workstations, each measuring 1,400 x 800 mm.
- 6-person meeting room with acoustic glazed partition.
- Kitchen with undercounter fridge, provision for larder fridge, filter tap (chilled and boiling water), and generous storage.
- Breakout area suitable for dining and informal gatherings.
- Variety of seating spaces including sofas, high tables, and stools.



Refurbished Floor Plates (2nd, 3rd & 4th)

- Fully refurbished floor plates with raised access floors and carpet tile finish from Forbo Tessera Infused range, with 60% recycled content. Sustainably fixed to floor pans with magnetic tags, avoiding adhesives and promoting future removal and re-use.
- 2nd floor presented with exposed services and a generous floor to slab height of 3.25m.
- 3rd and 4th floors presented with a fully accessible metal suspended ceiling tile, providing a floor to ceiling height of 2.7m.
- 3rd and 4th floors fitted with a tea point and units from Howden's kitchens Greenwich range. Integrated larder fridge, integrated dishwasher, and composite bowl and matt black swan neck mixer taps.
- 3rd floor office suite has its own 2,335 sq ft private outdoor south and east facing terrace.
- Bike maintenance and wash facility.



Private Terrace

- Generously sized outdoor area suitable for various uses.
- Designed to accommodate flexible furniture arrangements for informal meetings, social gatherings, or quiet work moments.
- Electricity provision in place, future proofed for tenant installed lighting or power requirements.
- Ideal for enhancing workplace wellbeing and offering an open-air extension to the office environment.



Refurbished & Extended Welfare Facilities

- Newly refurbished Male and Female shower changing rooms and lockers.
- 2 new individual shower and private changing areas.



Multi-function Event Space

- A new shared tenant space providing flexible event space for town hall (up to 45 people), movie nights, tenant / landlord meetings.
- Easily reconfigured to provide an exercise, relaxation or wellness space.



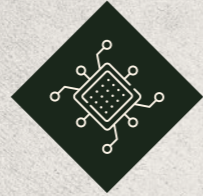
Car & Bike Parking

- New cycle parking for up to 17 bikes.
- Provision for large cargo bikes.
- Bike maintenance and wash facility.
- New road markings to support pedestrian separation and safety.
- Clear wayfinding signage for improved navigation and accessibility.



Arrival Space & Planting

- New lounge seating area with biophilic design influence - planting and earth tones.
- Real planting provided throughout the common parts.



Electrical

Each building tenant shall have a dedicated utility supply. Each tenant's electrical distribution board infrastructure has been refurbished. The tenant's VRF installation will be supplied direct from the tenant's distribution network.

The tenant floor plate has been provided with an upgraded, energy efficient LED lighting scheme. The lighting scheme is supplied with daylight linking technology to improve operational efficiencies of the lighting fixtures and to provide automatic dimming where daylighting contributes to the general lighting levels across the floor plate. The Ground Floor East and Second Floor both have suspended fixtures and exposed electrical service installations.

Each floor plate will be provided with a dedicated, standalone emergency lighting system. Other works include upgrades to the fire alarm and containment installation.

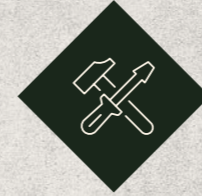
A tea point has been provided to each tenant area (levels 3 & 4 only), this is specified with integrated LED lighting and power accessories (such as fridge or microwave) and water services. A dishwasher is included within the kitchen equipment.

Feature lighting has been provided to meeting room suites. Lighting in suites can be controlled locally to adjust lighting requirements to suit use of the space.

A new conference / multi-purpose room is provided on Lower Ground level. Works in space include audio visual amenities, screens, speaker and microphones and controllable LED energy efficient lighting.

A new photovoltaic system is installed on the roof to provide clean energy to the building.

The entrance reception has been refurbished with welcome screens and features pendant lighting to compliment a welcoming architectural design for visitors to the building.



Mechanical

Works shall include the installation of new VRF space heating and cooling serving the office suites and common parts of the building via ducted cassettes. The building shall be decarbonised with removal of all direct fossil fuel emissions. The Ground Floor East and Second Floor both have exposed services. Lower Ground West, Third and Fourth floors have grid concealed services. Each demise shall have their VRF directly demised.

New central air handling equipment which shall provide fresh air to the accommodation shall incorporate integral heat pumps providing heating and cooling to the incoming air with heat recovery to ensure optimum energy efficiency. Other works shall include upgrades to the central domestic hot water plant to remove dependence on the existing boilers and convert to full electric, BMS upgrade and replacement of the central toilet extract fan.



2006 SWS



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