

310

ST VINCENT ST

GLASGOW

ST VINCENT ST

310

WELCOME

Welcome to 310, a landmark
building in the heart of
Glasgow. The extensive
refurbishment of 310 will
create stunning Grade A
office space, complemented
by high-end finishes and
feature terracing.

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310

ST. VINCENT ST.

GLASGOW

G2 5RG



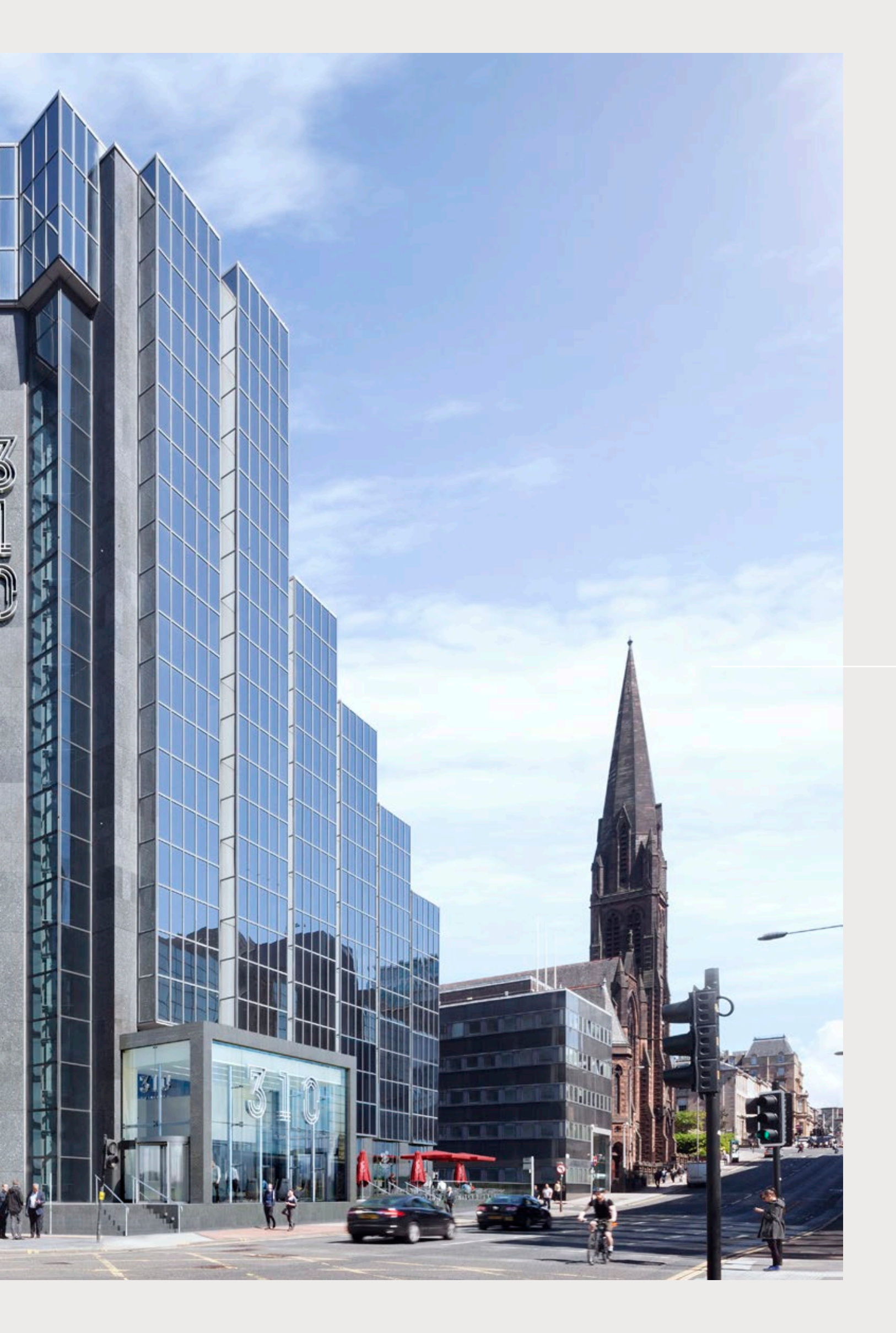
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MAKE AN ENTRANCE



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A new double height, light filled
reception creates an impressive
welcome to staff and clients.



IN

GOOD

310

COMPANY



BUSINESS

- 01- Scottish Power
- 02- KPMG
- 02- Whyte & McKay
- 02- Registers of Scotland
- 02- Mott MacDonald
- 02- Wood Group
- 03- Santander
- 03- Phoenix Life
- 04- Morgan Stanley
- 05- Zurich



HOTELS

- 01- Hilton
- 02- Dakota
- 03- Malmaison
- 04- Blythswood Square
- 05- Marriott
- 06- Premier Inn
- 07- Novotel
- 08- IBIS
- 09- Indigo

ACCOMMODATION

INSPIRING
WORKSPACE





OFFICE SPACE

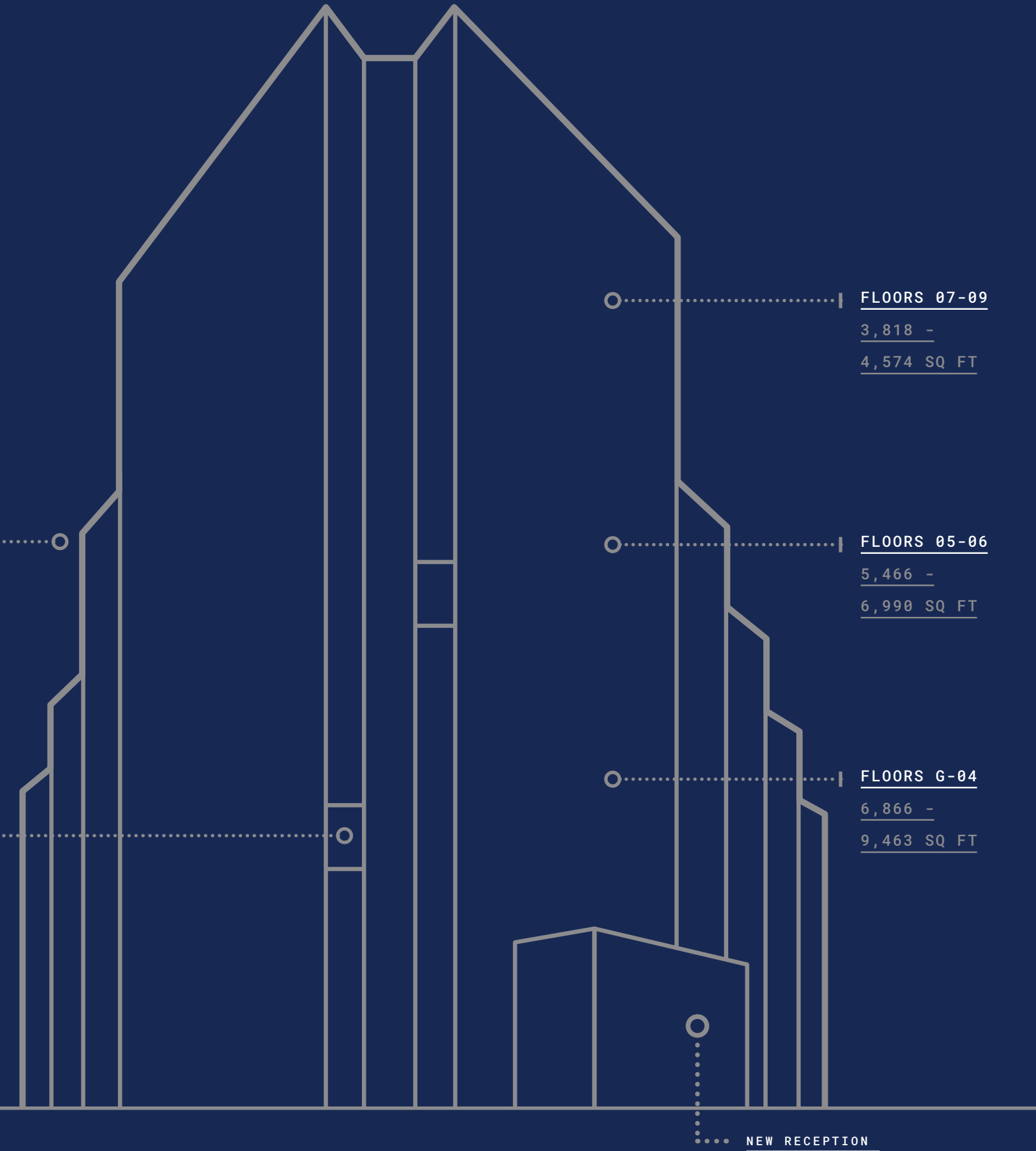
ACCOMMODATION SCHEDULE

| FLOOR | SQ FT | SQ M | |
|--------------|---------------|--------------|----------------|
| 09 | 3,818 | 354 | |
| 08 | 3,819 | 354 | |
| 07 | 4,574 | 424 | + ROOF TERRACE |
| 06 | 5,466 | 507 | + ROOF TERRACE |
| 05 | 6,990 | 649 | + ROOF TERRACE |
| 04 | 9,463 | 879 | |
| 03 | 9,462 | 879 | |
| 02 | 9,463 | 879 | |
| 01 | 8,742 | 812 | |
| Ground West | 2,964 | 275 | |
| Ground East | 3,902 | 362 | |
| B | 2,278 | 211 | |
| Car Parking | 50 spaces | | |
| TOTAL | 70,941 | 6,590 | |

ROOF TERRACES | ...
TO FLOORS 5, 6 & 7

EXTERIOR GLASS LIFTS | ...
OPENING DIRECTLY TO
YOUR RECEPTION

310



FLOORS 07-09

3,818 -

4,574 SQ FT

FLOORS 05-06

5,466 -

6,990 SQ FT

FLOORS G-04

6,866 -

9,463 SQ FT

NEW RECEPTION

— KEY FEATURES

5TH FLOOR



EXTERNAL GLASS LIFTS
OPENING DIRECTLY INTO
THE RECEPTION AREA

HIGH SPEC MALE, FEMALE
AND ACCESSIBLE TOILETS
ON EACH FLOOR

— OFFICE DESIGN

Corporate or creative,
meeting rooms or open
plan...310's unique floor
shape lends itself well
to creating contemporary
interior spaces with
panoramic views, abundant
natural light and outside
terrace space.

.....| RANGE OF SIZES WITH
FLEXIBLE WORKING AREA



.....| STUNNING ROOF TERRACES TO
COMPLEMENT YOUR SPACE

FLOOR 02


9,463 SQ FT



1 : 1 0

10 sqm/person

 Desks:
88

-  X1 meeting for 14
X1 meeting for 8
X1 meeting for 6
X2 meeting for 4
X3 1:1 rooms
X6 informal meet



1 : 0 8

08 sqm/person
Agile working

 desks:
110

-  X1 meeting for 14
X1 meeting for 8
X1 meeting for 4
X3 1:1 rooms
X6 informal meet

FLOOR 05


6,990 SQ FT



1 : 1 0

10 sqm/person

 Desks:
65


 X1 meeting for 10
X1 meeting for 8
X3 1:1 rooms
X3 informal meet



1 : 0 8

08 sqm/person
Agile working

 desks:
81

 X1 meeting for 10
X1 meeting for 8
X1 meeting for 6
X3 informal meet

FLOOR 07


4,574 SQ FT



1 : 10

10 sqm/person

 Desks:
42


 x1 meeting for 8
x1 meeting for 4
x1 1:1 rooms
x2 informal meet



1 : 08

08 sqm/person
Agile working

 desks:
53

 x1 meeting for 8
x1 meeting for 6
x3 informal meet



— SPECIFICATION

The extensive refurbishment will create stunning Grade A office space complemented by high-end finishes.

- + Striking new double height glazed entrance
- + New welcoming reception lobby, desk and waiting area
- + High efficiency VRF air conditioning throughout
- + Building Management System (BMS)
- + LED lighting
- + New perforated metal tiled suspended ceiling
- + Male, female and accessible toilets on each floor
- + 3 contemporary glazed lifts and 1 goods lift
- + Extensive shower, changing and drying facilities
- + 50 car parking spaces (1:1,373 sq.ft)
- + Bicycle racks
- + EPC target B rating
- + Raised access floor

310



— ROOF TERRACES

TIME OUT



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LIFE - STYLE

AMENITIES

310 has an abundance
of options to suit all
requirements day and night.



310



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KEY

-  RESTAURANT / BAR
-  COFFEE / SANDWICH
-  CONVENIENCE
-  FITNESS / GYM
-  HOTEL

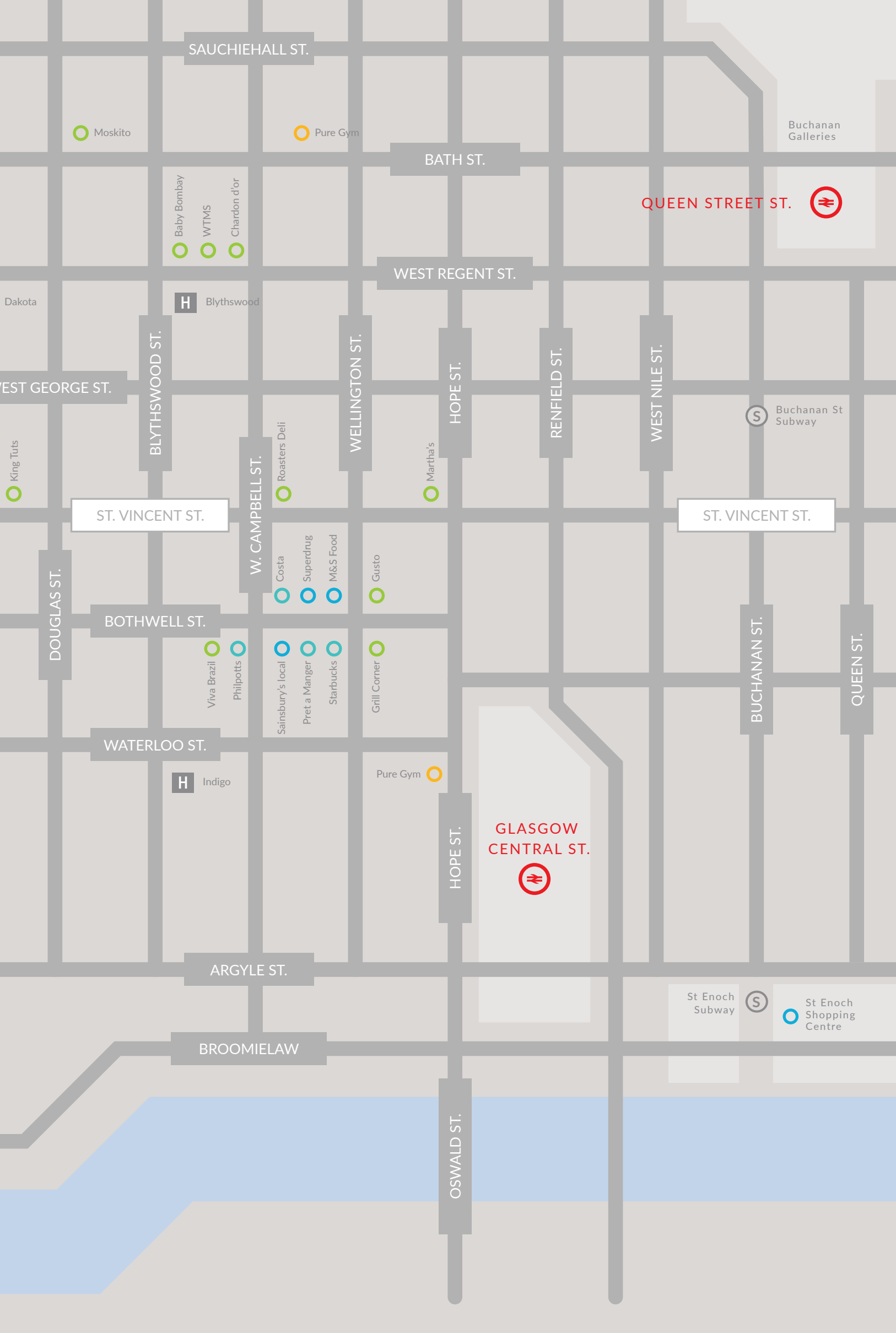
CONNECTIONS



MINUTES WALK
FROM 310

- 02  Charing Cross Station
- 04
- 06  Anderston Street Station
- 08
- 10  Glasgow Central Station
- 12  Buchanan Street Underground
- 14  Queen Street Station





SAUCHIEHALL ST.

Moskito

Pure Gym

Buchanan Galleries

BATH ST.

QUEEN STREET ST.



Baby Bombay
WTMS
Chardon d'or

WEST REGENT ST.

H Blythswood

Dakota

BLYTHSWOOD ST.

WELLINGTON ST.

HOPE ST.

RENFIELD ST.

WEST NILE ST.

WEST GEORGE ST.

H Blythswood

S Buchanan St Subway

King Tut's

ST. VINCENT ST.

W. CAMPBELL ST.

Roasters Deli

Martha's

ST. VINCENT ST.

DOUGLAS ST.

BOTHWELL ST.

Costa
Superdrug
M&S Food

Gusto

Viva Brazil
Philipotts

Sainsbury's local
Pret a Manger
Starbucks

Grill Corner

BUCHANAN ST.

QUEEN ST.

WATERLOO ST.

H Indigo

Pure Gym

GLASGOW
CENTRAL ST.



HOPE ST.

ARGYLE ST.

St Enoch
Subway



St Enoch
Shopping
Centre

BROOMIELAW

OSWALD ST.





3 1 0

TERMS

Quoting terms on application to either of the joint letting agents below.

DESIGN TEAM

ARCHITECTS

COOPER CROMAR

CONTRACTOR

CLARK CONTRACTS LTD

DEVELOPER

PRAXIS REAL ESTATE
MANAGEMENT LTD

KNIGHT FRANK

Colin Mackenzie
colin.mackenzie@knightfrank.com
0141 566 6024

Sarah Addis
sarah.addis@knightfrank.com
0141 566 6987



CBRE

Audrey Dobson
Audrey.Dobson@cbre.com
0141 204 7763

David Reid
David.Reid2@cbre.com
0141 204 7733



note: All CGI images are indicative

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