



**Second Floor To Let**  
7,959 sq ft (739.42 sq m)

**cuprum**  
GLASGOW

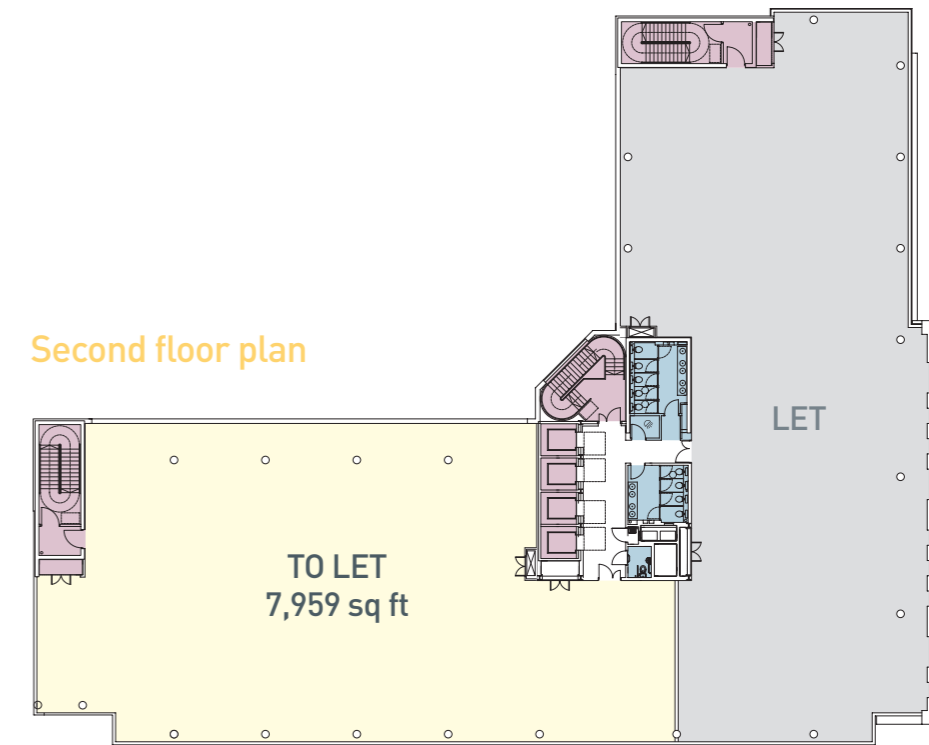


# cuprum

GLASGOW

Combining striking external design with modern internal finishes, Cuprum boasts some of the highest level Grade A space within the city centre. The last remaining suite offers a spacious open plan floor plate, available on flexible lease terms.

Second floor plan



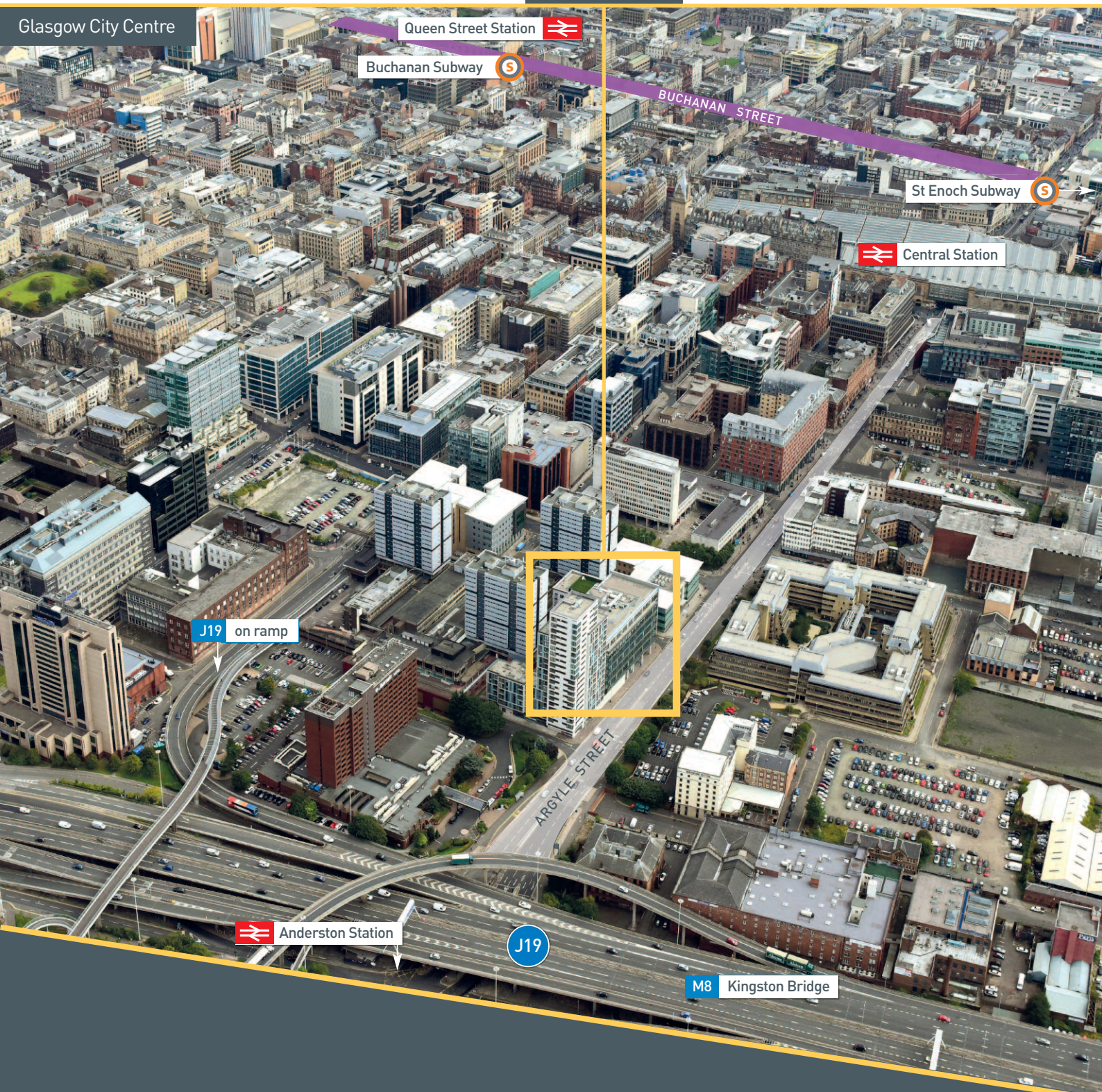
The accommodation has been finished to the highest standard throughout, capable of meeting requirements of a variety of occupiers.

Join neighbouring tenants such as The Scottish Ministers, British Steel Pension Scheme, MOD, Morgan Stanley, ACE Europe, Aon and JP Morgan in Glasgow's International Financial Services District.

- BREEAM Rating 'Very Good'
- EPC C+
- Accessibility Act compliant
- 3 pipe fan coil VRV system
- Occupational density capable of 1 to 8 sq m
- Security access gates
- 150mm raised access floors
- Floor to ceiling height of 2.7m on all floors
- Floor loadings of 4.0 kN/sq m + 1.0 kN/sq m
- High performance double glazed curtain walling

- LG7 compliant lighting
- 4 x 13 person passenger lifts
- Suspended ceilings
- High quality toilet facilities
- Spare duct capacity for tenant use
- Building Management System
- Showers on each floor with ground floor cycle dry room and showers
- Secure ground level car parking

## Glasgow City Centre



Cuprum is strategically positioned at the western gateway to Glasgow City Centre and is located on the western edge of the Glasgow IFSD, within close proximity to a number of public transport links and local amenities:

- M8 Motorway network
- Anderston Train Station
- Principal bus route
- Q-Park
- Glasgow Central Station
- Marriott Hotel
- Tesco Express
- Costa Coffee
- Bothwell Street shops and restaurants

For further information please contact  
joint letting agents

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