

cuprum
CADOGAN SQUARE | GLASGOW

99,588 sq ft of new grade A office space in Glasgow's city centre



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**An inspirational
place to work...**

Inspirational space in which to do business

Cuprum is one of Glasgow's most dynamic office buildings strategically situated within the city centre. Through the combination of a striking external design and modern internal finishes, Cuprum offers some of the highest quality space available in the city today. Designed from the inside out with occupiers in mind at all times, the spacious open-plan floor plates ensure maximum flexibility for space planning whilst allowing the optimum natural daylight to enter the space.

The available accommodation extends to a total net internal area of 99,588 sq ft. Cuprum offers the incoming occupier modern, flexible accommodation arranged over 6 upper floors, with individual floor plates of up to 16,520 sq ft per floor with a total of 37 car spaces available with the building.



Inspiring views across Glasgow

The building affords stunning cityscape and horizon views from the upper floors - inspiring for staff working in the building and impressive for any visitors to the space.



High specification exceeding expectations

We want you to think freely and to be inspired by the space around you. The accommodation is spacious and flexible and has been finished to the highest standard throughout, capable of meeting the most exacting standards of modern business users.

- Grade A building
- BREEAM Rating 'Very Good'
- EPC C+
- Fully DDA compliant
- 3 pipe fan coil VRV system
- 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
- Suspended ceilings incorporating LG7 compliant lighting
- 4 x 13 person passenger lifts
- High quality toilet facilities
- Spare duct capacity for tenant use
- Building Management System
- Showers on each floor
- Cycle dry room
- 37 secure car parking spaces



Inspirational space filled with light

Sustainability

The building boasts space and quality which has been rewarded with a 'Very Good' BREEAM rating and EPC C+ Rating.

In order to achieve the excellent environmental credentials, a number of environmentally friendly systems have been incorporated into the building design. Generally these focus on achieving a reduction in energy usage and hence carbon emissions. Some of the main features incorporated are:

- A heat pump heating/cooling system (VRV 3-pipe system to allow simultaneous heating & cooling) which utilises a high coefficient of performance (COP) to minimise carbon emissions.
- Solar resistant glazing has been utilised on south & east elevations to limit solar gain and hence reduce the cooling requirement to the building.
- Lighting is controlled via presence detection and daylight linking, hence reducing the amount of time that lighting is on and so reducing energy usage.
- A full Building Energy Management System (BEMS) controls and monitors all mechanical systems, thereby increasing the efficiency of the systems operation and flexibility.
- Variable speed pumps are utilised on the LPHW heating system serving the core areas and AHU's.

	sq ft	sq m
Sixth	11,528	1,071
Fifth	16,519	1,535
Fourth	16,520	1,535
Third	16,513	1,534
Second	16,505	1,533
First	16,505	1,533
Mezzanine	2,717	252
Ground	825	77
Sub total	97,632	9,070
Reception	1,956	182
Total	99,588	9,252

37 car parking spaces. In addition there are bicycle racks and changing facilities.

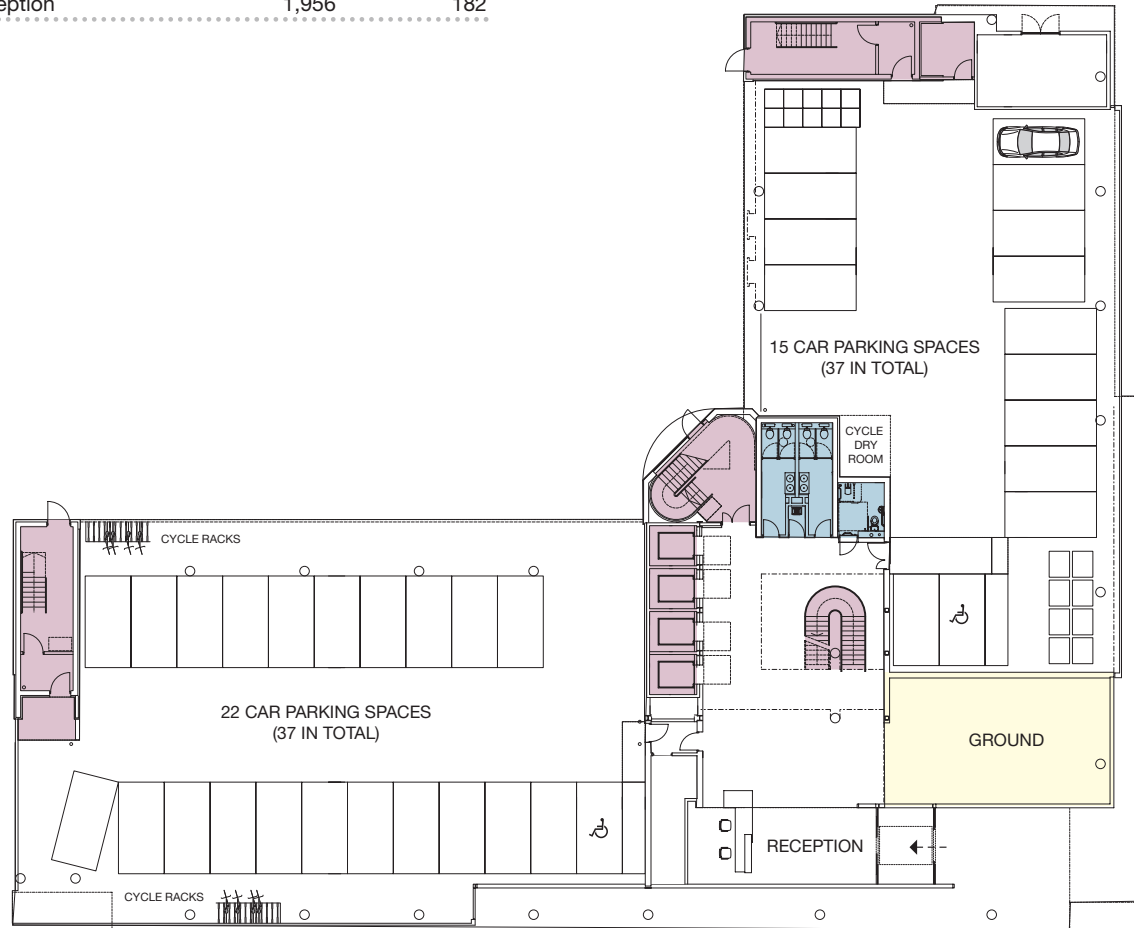


Inspirational space providing flexible, functional accommodation

Ground Floor & Reception

	sq ft	sq m
Ground	825	77
Reception	1,956	182

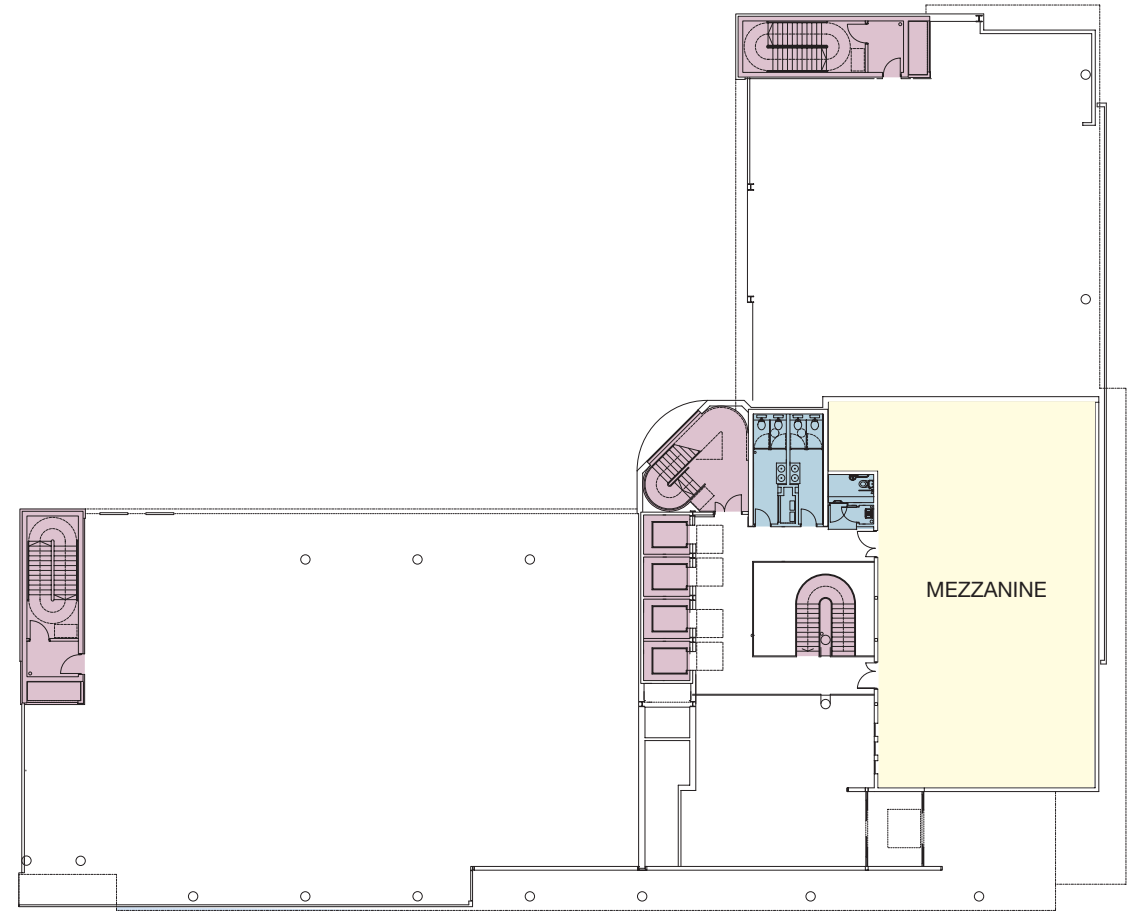
- Office Space
- Stairwells & Lifts
- Toilets
- Common Parts



Mezzanine

	sq ft	sq m
Mezzanine	2,717	252

- Office Space
- Stairwells & Lifts
- Toilets
- Common Parts



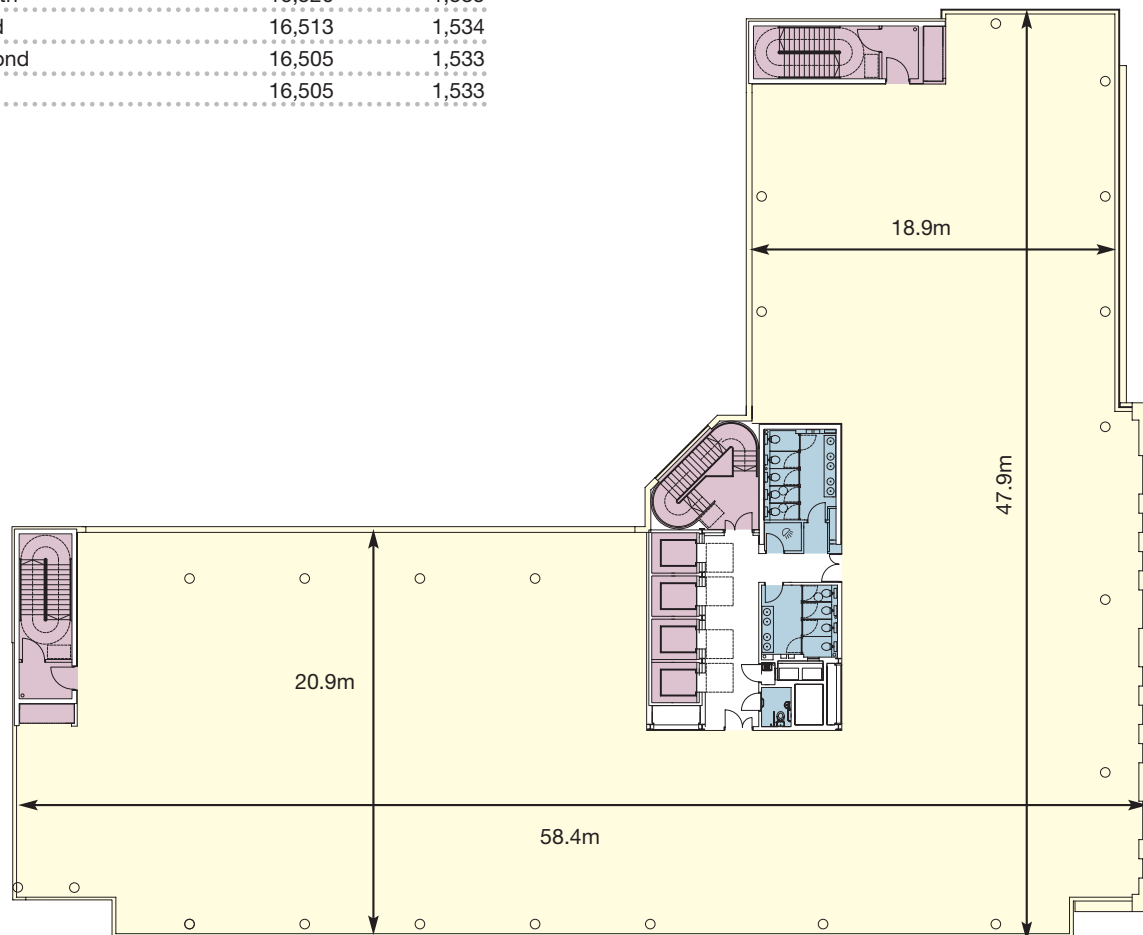


Inspirational space providing flexible, functional accommodation

Floors 1 - 5

	sq ft	sq m
Fifth	16,519	1,535
Fourth	16,520	1,535
Third	16,513	1,534
Second	16,505	1,533
First	16,505	1,533

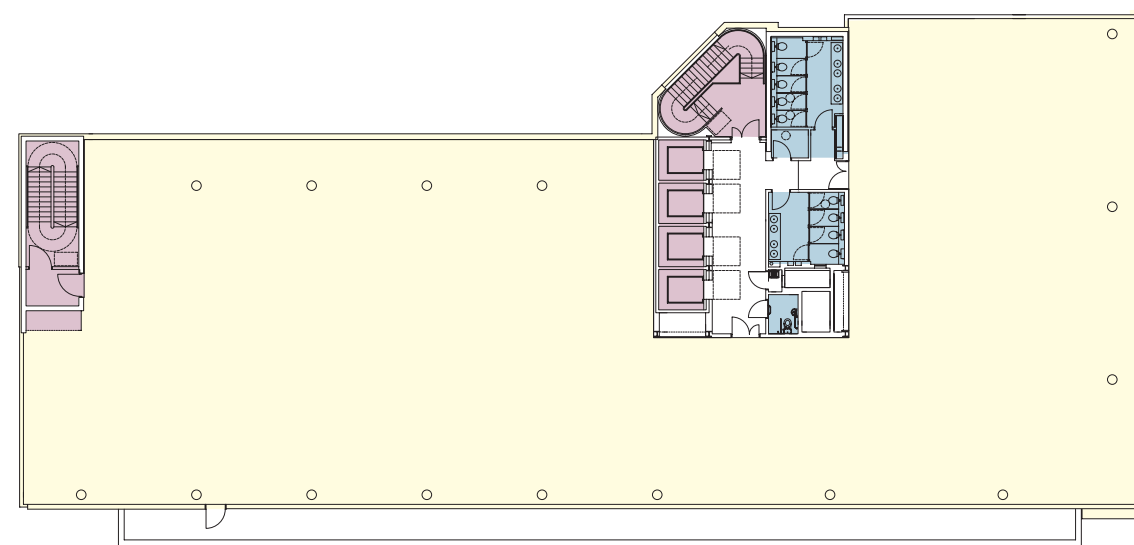
- Office Space
- Stairwells & Lifts
- Toilets
- Common Parts



Floor 6

	sq ft	sq m
Sixth	11,528	1,071

- Office Space
- Stairwells & Lifts
- Toilets
- Common Parts





Inspirational space providing flexible, functional planning

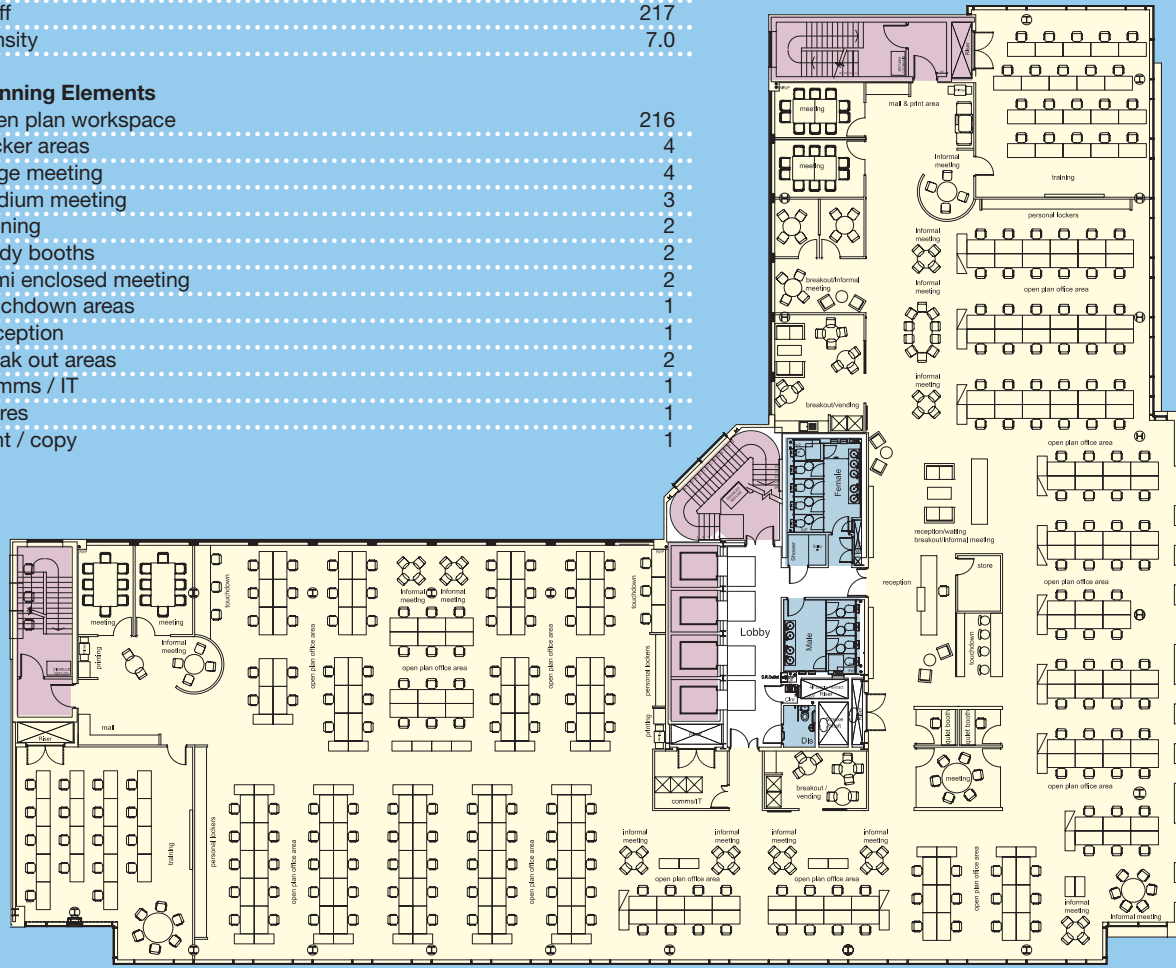
Financial Services - Call Centre

	Sq m
NIA	1518
Staff	217
Density	7.0

Planning Elements

Open plan workspace	216
Locker areas	4
Large meeting	4
Medium meeting	3
Training	2
Study booths	2
Semi enclosed meeting	2
Touchdown areas	1
Reception	1
Break out areas	2
Comms / IT	1
Stores	1
Print / copy	1

- Office Space
- Stairwells & Lifts
- Toilets
- Common Parts



The call centre layout is planned with a variety of team sizes ranging from 6 to 12 people. In addition to work space there are a variety of training and meeting spaces.

Further space plan options are available on the website

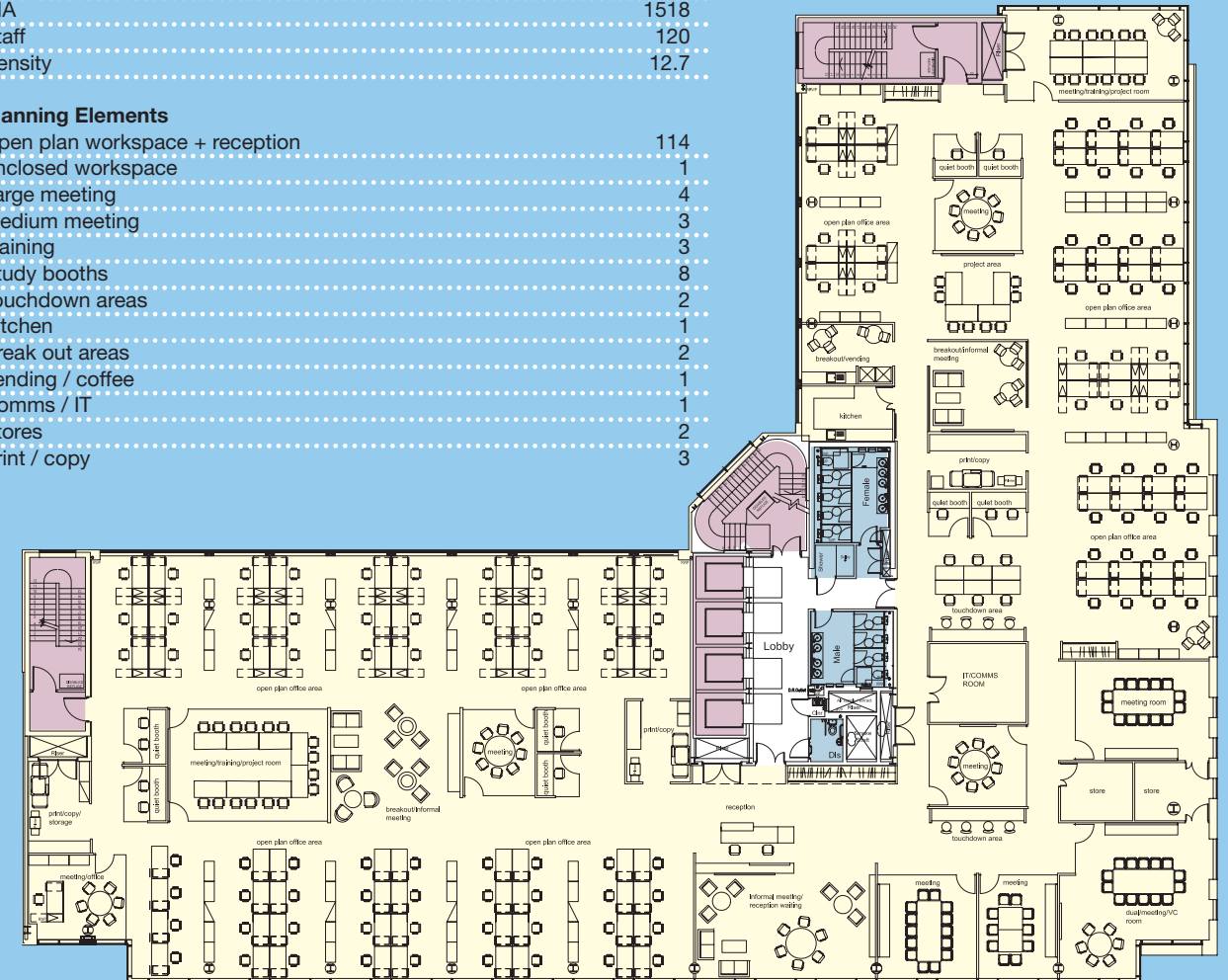
Public Sector

	Sq m
NIA	1518
Staff	120
Density	12.7

Planning Elements

Open plan workspace + reception	114
Enclosed workspace	1
Large meeting	4
Medium meeting	3
Training	3
Study booths	8
Touchdown areas	2
Kitchen	1
Break out areas	2
Vending / coffee	1
Comms / IT	1
Stores	2
Print / copy	3

- Office Space
- Stairwells & Lifts
- Toilets
- Common Parts



The planning for the public sector layout utilises the best natural light for workspace, with the deeper central space saved for ancillary and support.

Inspirational floor space
with extensive full-height
glazing



Inspiring specification

General Description

The development comprises a 6 storey building consisting of the following:

Ground Level - principal office entrance hallway serving pedestrians arriving by adjacent public transport links, reception office space, concierge desk, toilets and direct access to the central lift lobby and main staircase.

37 private and secure parking spaces at ground level accessed by private lane from Cadzow Street with security barriers.

Mechanical and electrical plant is accommodated at ground and mezzanine levels within the car park.

A secure compound for refuse collection.

Levels 1 - 5 provide five equally sized office floor plates of 1,517 sq m net with gable-end fire escape staircases and riser ducts at each end. Each floor can be subdivided with each part having independent access to the central lift lobby and toilet facilities.

Level 6 provides office accommodation principally to the Argyle Street frontage extending to 1,065 sq m net, and has access to a roof plant area.

The structure is of fire protected structural steel supported on in-situ bored concrete piles with concrete composite floors, stair and lift shafts. Roofs are concrete composite decks throughout. Site work within the site boundary includes natural stone paving in accordance with city centre public realm design policies.

Distribution of services within the building is provided from mechanical and electrical plant rooms and extends via risers within each stair core.

Occupancy Standards

The building has been designed for a maximum occupancy in accordance with the Building Standards (Scotland) of 6 sq m / person. Toilet provision designed in line with BCO occupancy of 10 sq m / person.

Mechanical and electrical systems will support an average occupancy of 10 sq m / person over the net lettable area.

Plant Space Allowance

Plant space is available at 6th floor roof level for additional tenants' cooling units. Stand-by generators could be located in the car park, and possibly at high level to preserve the car parking provision.

Environmental Credentials

An Energy Performance rating of C+ has been achieved.

The building has been awarded a **'Very Good'** BREEAM rating.

Structure

Substructure

Structural steel frame and stability cores are supported by reinforced concrete bored cast in-situ piles supported on rock. Pile caps are reinforced concrete pile caps.

Superstructure

The superstructure for the office building is a structural steel frame. Main columns are generally at 6m centres with the main structural floor beams at 3m centres spanning 18m. The floor beams have 8 prefabricated holes in the web for services to pass through. Floor and roof slabs are 130mm thick reinforced concrete on profiled metal permanent decking.

Structural stability is achieved by the reinforced concrete walls of the stair and lift cores.

Staircases will be pre-cast concrete for the fire escape stairs and steel for the main circulation stair core.

The car park is a ground bearing reinforced concrete slab.

Loading Criteria

The building has been designed to accommodate the following uniform loads:

- Car park - 7.5kN/sq m
- Office areas - 4.0kN/sq m (plus 1.0kN/sq m for partitions and equipment)
- Lobby areas - 4.0kN/sq m
- Plant room areas - 7.5kN/sq m
- Roof - 1.5kN/sq m
- Designated area for roof plant - 7.5kN/sq m
- Designated areas for roof access - 3.0kN/sq m

External Finishes

Exterior Walls

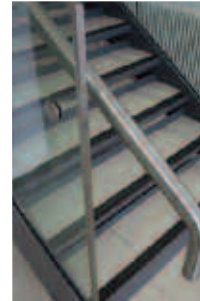
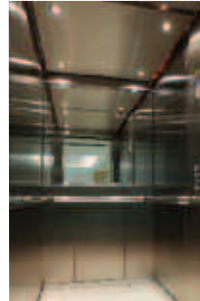
Generally high performance double glazed pressure equalised, thermally isolated aluminum curtain walling with floor-to-ceiling solar control argon filled double glazed units to vision areas, double glazed and insulated spandrel panels, and cladding-faced insulated units to frame and floor edges.

Ground floor comprises pre-cast reconstructed Portland stone profiled units with ventilation slot detail to car park behind. Acid etched pre-cast stone surface are sealed and treated against graffiti. External free standing columns at ground level are of polished and sealed concrete.

Windows are high performance aluminum thermally-isolated double-glazed fixed windows.

Roofs

Roof coverings are Hydrotech Roof System, with inverted rigid insulation, protected by white precast concrete slabs and pebble ballast.



Entrance Door

Entrances / External Doors are automatic bi-parting sliding doors with internal barrier matting to draught lobby. Doors are fail-safe to open in direction of escape on activation of the fire alarm. All doors have stainless steel push / pull handles.

Internal Finishes

Ground Level Entrance and Reception

The main entrance comprises slip resistant porcelain tiles with barrier mat to draught lobby and Porcelain tiles on core walls. A steel pre-fabricated feature staircase provides access to a mezzanine floor with structural glass balustrade and polished stainless steel handrails. Internal doors and joinery comprise European maple solid core doors with maple frames and architraves, door checks and skirtings, all clear finished in satin gloss varnish.

Lifts

The building is served by four Otis Gen 2 1000kg, 1.6m/s thirteen person stainless steel passenger lifts which are lined with toughened glass mirrors on one side and full height control and indicator panel of polished stainless steel with backlighting. One lift has been equipped and constructed for use as a fire fighting lift.

Main Staircase

Prefabricated steel staircase supporting open pan steel treads and landings for filling with concrete screed and balustrade of steel rod with steel handrails on both sides. The doors and glazed screen to the lift lobbies comprise solid maple hardwood.

Toilets

Full height cubicle partitions and doors of laminated plasterboard with ceramic tile finish (Interplan Cubicles) and ceramic tile wall finishes. Floor finishes comprise slip resistant porcelain tiles. Bespoke freestanding vanity units with countertop washbasins with taps and high quality accessories fitted throughout.

Access Control / Security System

Cable containment has been by flush conduits (to flush outlet boxes) linked to a light gauge cable tray backbone. The system is designed to allow capacity for retrofitting various security systems and devices.

Office Areas

Raised Floors

Steel-faced 150mm fully raised access floor.

Suspended Ceilings

600mm x 600mm perforated enamel coated steel lay-in grid system in 15mm x 600mm sq grid set in flat surrounding margins of 12mm flush jointed plasterboard or stepped GRG surrounds to main elevations with curtain walling.

Lighting

400 Lux with good uniformity ratio by fully recessed high frequency modular luminaires in all open plan areas designed and installed to CIBSE Guide LG3: 2001 and LG7: 2005. Additional fluorescent wall washing down lighters are positioned around plasterboard margins and columns on all office areas.

HVAC

A 3 pipe VRV system serves all general office areas. Office area heating and comfort cooling is provided via concealed ceiling suspended VRV fan coil units. Temperature controlled air supply is delivered to the space by a combination of perimeter slot diffusers and centrally located swirl type ceiling diffusers.

Electrical

Power outlets for general cleaning are individual flush mounted socket outlets. Cleaning sockets are spaced to ensure all areas can be accessed with a maximum flex length of 13 metres. Local power supplies provided to all HVAC plant including ceiling mounted units, condensate pumps and control equipment.

Utility Services

Electricity

New dedicated substation at ground level providing approximately 850 KVA with a separate independent LV supply for emergency services such as firefighting lift etc estimated at 25KVA. LV switchgear located at ground plant room level with a dedicated automatic changeover unit with distribution board has been provided for the independent supply connection.

Power Distribution

Switchgear provided for distribution of the full incoming supply capacity to all power, lighting HVAC systems, external lighting and miscellaneous supplies as required throughout the facility. Circuit cabling is provided for lighting to offices, toilets, circulation and cleaning sockets and all environmental and plumbing systems. The system has a capacity for a total potential load up to 1000KVA. Power supply capacity is in line with BCO 2005 at 25 Watts/sq m across the net area.

Gas

A new metered gas connection is provided, with an approximate rating 400 kW

Communications

Telecoms

There are four separate telecom duct systems from the site boundary to incoming locations within the building. Drawpits provided for BT within the footpath with allowance for NTL Cabletel, Thus, Cable & Wireless active networks.

CCTV System

Four externally mounted and two internally mounted miniature CCTV colour cameras mounted in suitable housings with telemetry capability.

Access Barriers

Power supplies and containment has been provided to support all required vehicle and personnel access barriers.

Building Control System

The building control system consists of direct digital control outstations networked to a central management station.

Inspirational things to see and do in the surrounding area

Glasgow is Scotland's retail capital enjoying a world-class retail scene and is widely recognised as the premier retail location in the UK outside of London's West End.

Restaurants, theatres, art galleries, museums and leisure clubs are all within the city centre. Golf, hill walking, water sports and numerous other activities are all within easy reach with Loch Lomond within half an hour's drive of the city centre.

Steeped in history yet defined by innovation, Glasgow's breathtaking Victorian architecture and traditional welcoming embrace have provided a stately inheritance for the city's commercial resurgence and cultural vigour.

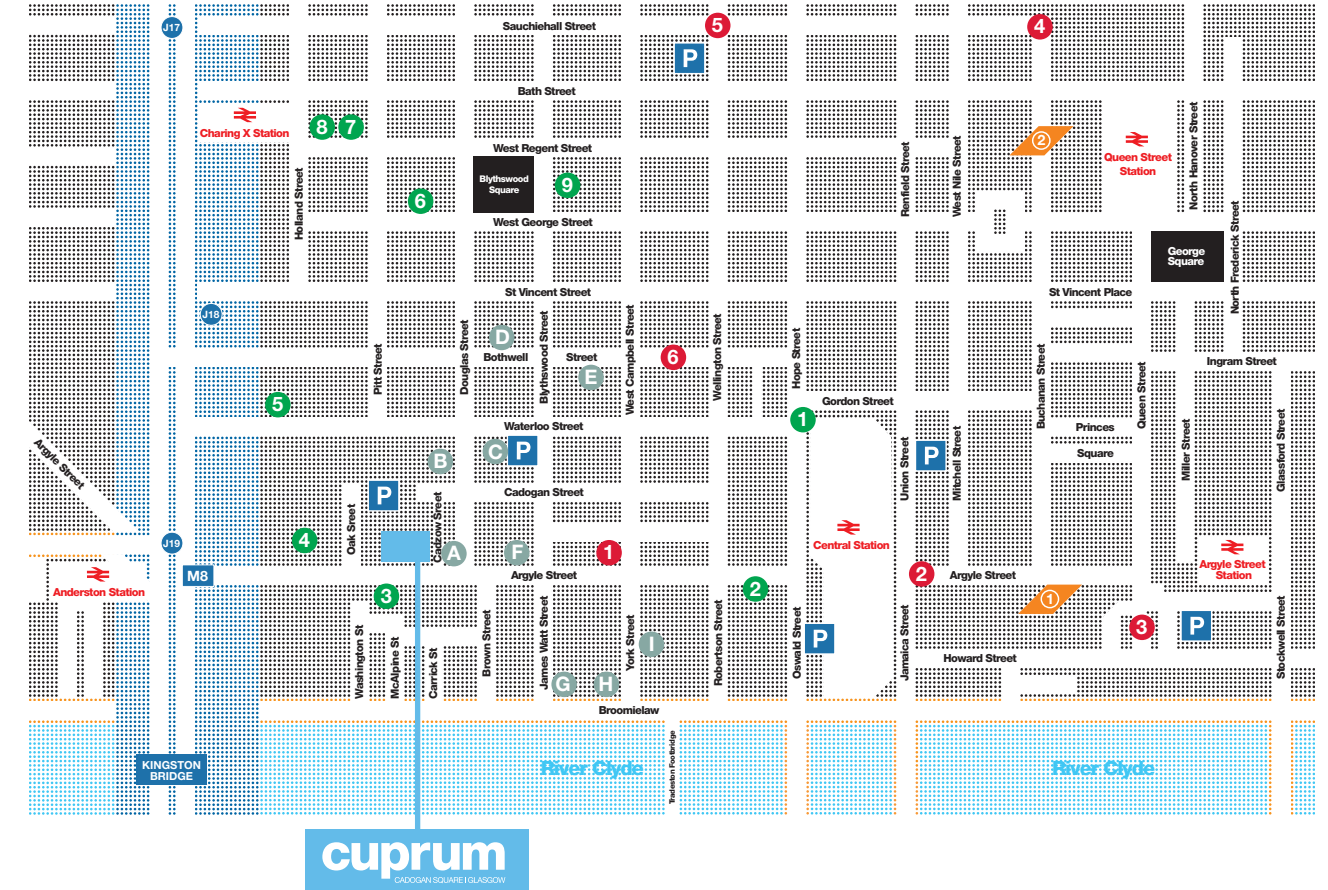
Cutting-edge theatre can be discovered at the Tramway and the Centre for Contemporary Arts while The Citizens has become a nursery for new talent and the King's and Theatre Royal present big name touring productions.



Strategically located within the IFSD

Glasgow is the largest city in Scotland and the third largest in the UK. It has a population of approximately 630,000 and is at the centre of a catchment population of over 3 million. The city has one of the largest office centres in the UK outside London, and continues to experience significant growth driven in particular by the banking, finance, insurance and public sectors.

Glasgow is one of the fastest growing employment centres in the UK, having delivered a growth rate almost twice that of both Scotland and Britain as a whole since 1996. One of Glasgow's real competitive advantages is higher education; Glasgow, Strathclyde, Caledonian and The University of the West of Scotland Universities ensure a high quality graduate labour pool within the city conurbation in addition to its many Colleges of Further Education.



Strategically positioned at the western gateway to Glasgow city centre, Cuprum represents the latest phase in the Cadogan Square development. Join neighbouring occupiers such as The Scottish Ministers, Hilton Group, MOD, Morgan Stanley, ACE Europe, Aon and JP Morgan in Glasgow's International Financial Services District.

Nearby Occupiers

- A Scottish Ministers
- B Morgan Stanley
- C AON
- D Barclays PLC
- E Jacobs Engineering
- F Be Cogent
- G ACE Europe
- H Atkins
- I BDO Stoy Hayward

Hotels

- 1 Grand Central Hotel
- 2 SAS Radisson Blu
- 3 Menzies
- 4 Marriot
- 5 Hilton
- 6 Malmaison
- 7 Novotel
- 8 Ibis
- 9 Blythswood Hotel

Retail

- 1 Tesco Express
- 2 Argyle Street
- 3 St Enoch Centre
- 4 Buchanan Galleries
- 5 Sauchiehall Street
- 6 Bothwell Street

Subways

- 1 St Enoch
- 2 Buchanan Street

www.cuprum-glasgow.com



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