



Central Quay

Glasgow

2 Central Quay
Glasgow G3 8BW

11,067 sq ft to 30,977 sq ft
95 car parking spaces

glasgowcentralquay.com

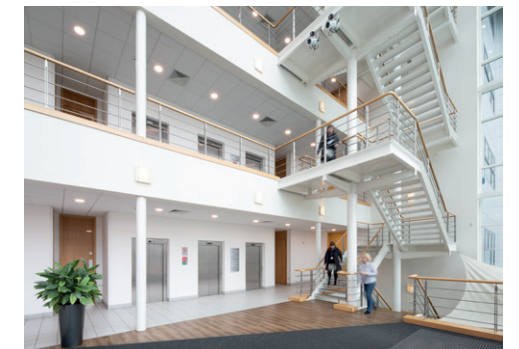




2 Central Quay

2 Central Quay is an 80,000 sq ft high quality office building occupying a prominent position at the gateway to Glasgow City Centre. The building is extremely well situated with easy access to both the city centre and vibrant West End.

The location benefits from excellent transport connectivity being minutes from Junctions 18 & 19 of the M8 motorway, in addition to being within a short distance to Anderston Railway Station and Anderston Quay bus terminal.





Specification

- Large open plan floor plates
- New raised access floor
- New suspended ceiling with recessed LED lighting
- Refurbished male and female toilets on each floor
- Air-conditioning
- 95 car parking spaces (1:326 sq ft)
- 37 cycle racks
- 3 x passenger lifts
- On-site café
- Fully DDA compliant
- EPC Rating – C

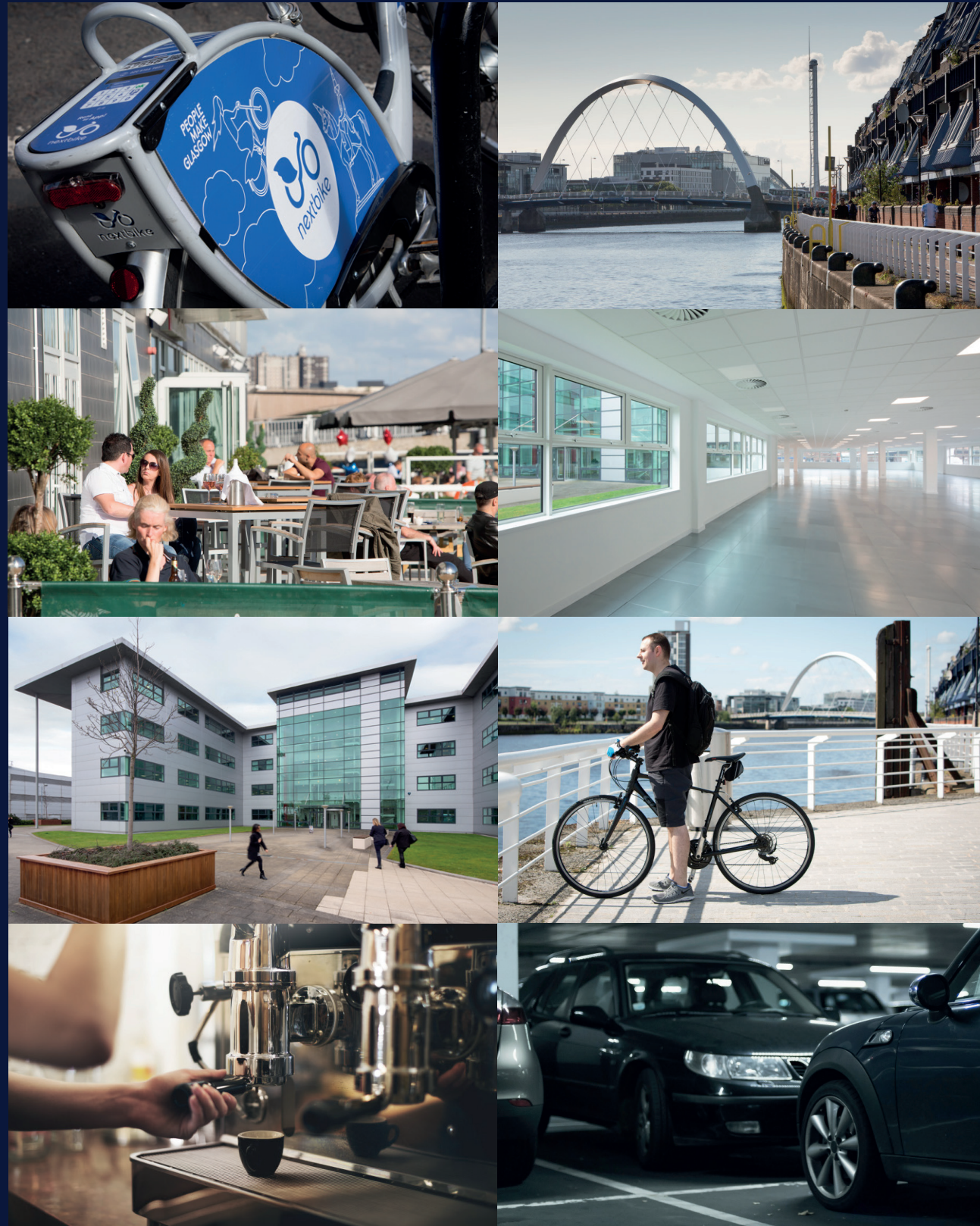
Accommodation

FLOORS	SIZE (SQ FT)
First	19,910
Ground	11,067
TOTAL	30,977





Space Planning



First Floor

Occupancy Ratio 1:8

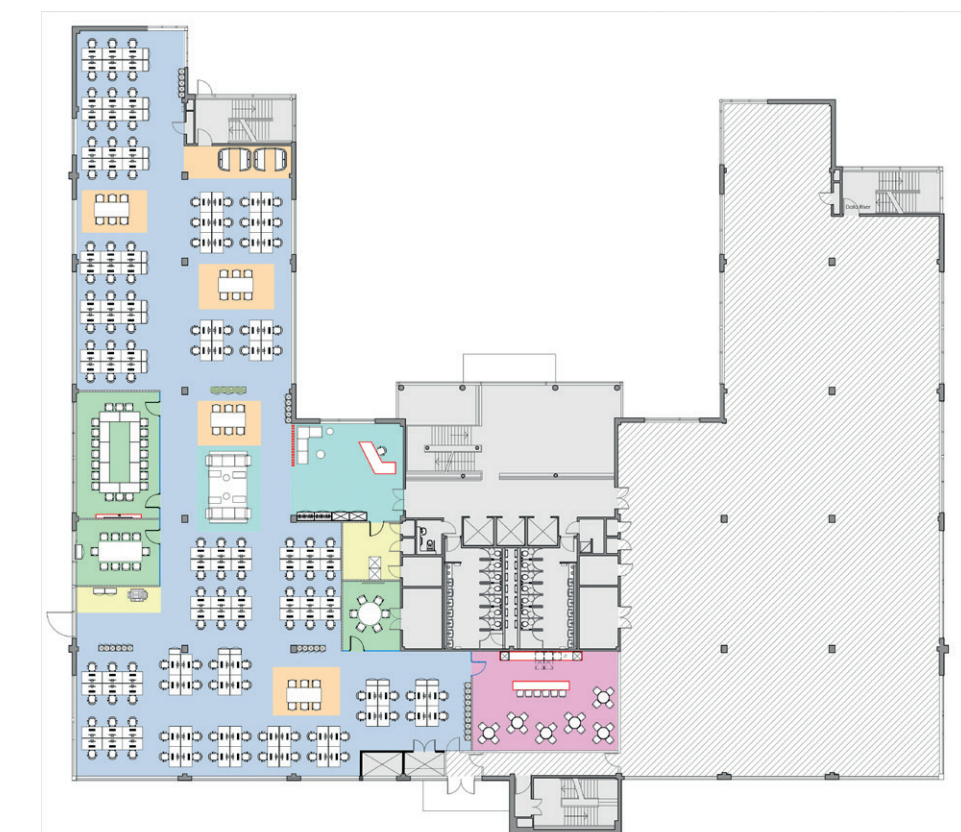
- Workstations x 230
- Boardroom (20 person) x 1
- Meeting Room (10 person) x 2
- Meeting Room (6 person) x 1
- Meeting Room (4 person) x 1
- Hot Office / Focus Room x 2
- Reception x 1
- Lounge / Guest Zone x 1
- Touch Down Tables x 4
- Meeting Pods x 6
- Comms Room x 1
- Print Room x 2
- Tea Point x 3
- Breakout / Cafe area x 1



Ground Floor

Occupancy Ratio 1:8

- Workstations x 124
- Boardroom (20 person) x 1
- Meeting Room (10 person) x 1
- Meeting Room (6 person) x 1
- Meeting Room (4 person) x 1
- Reception x 1
- Lounge / Guest Zone x 1
- Touch Down Tables / Guest Zone x 2
- Meeting Pods x 5
- Collaboration Tables x 3
- Comms Room x 1
- Print Room x 1
- Tea Point x 1
- Breakout / Cafe area x 1
- Lockers x 124





Current Masterplan



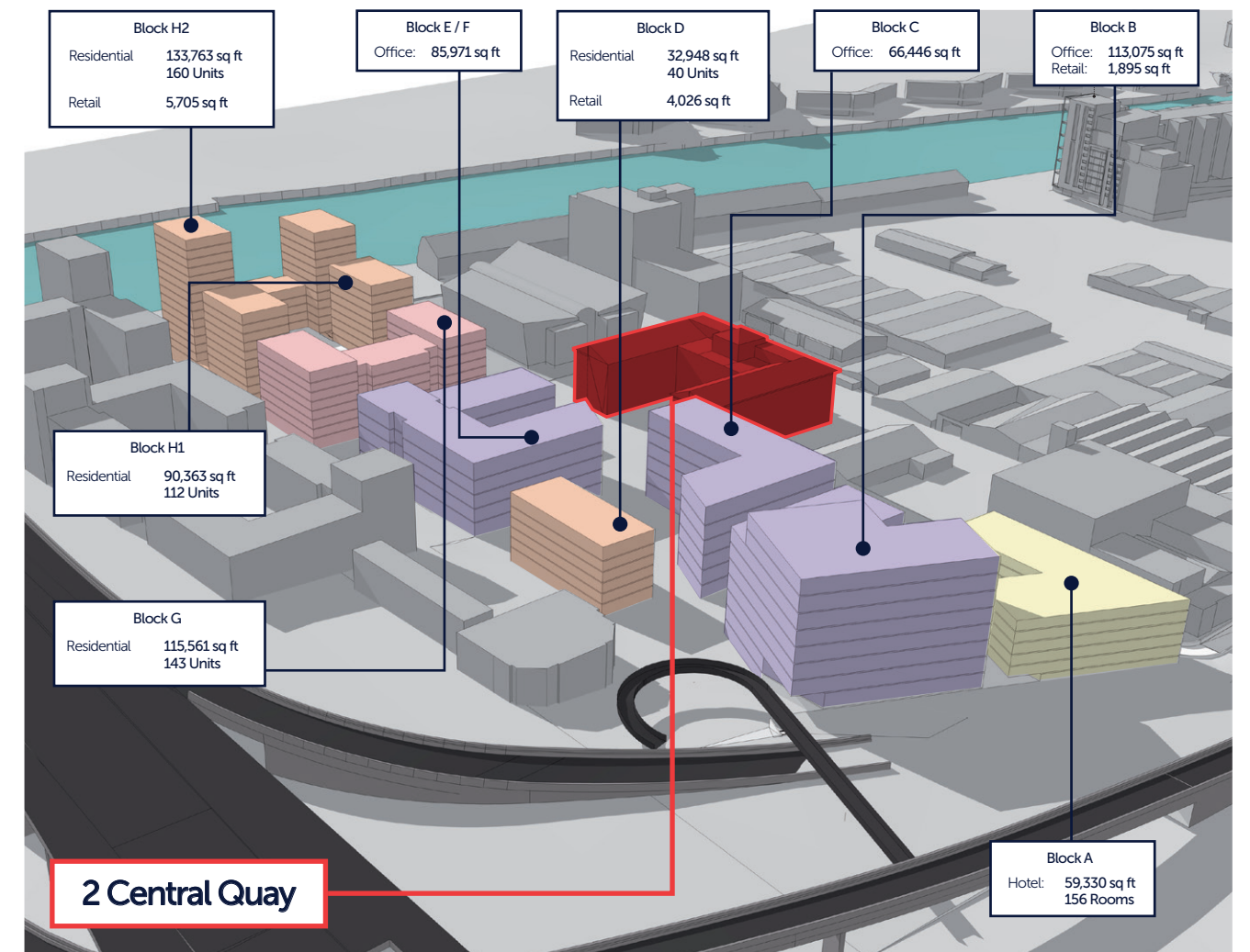
View of proposed Block A Hotel and Block B Office



View of proposed Platform PRS Development incorporating Blocks H1, H2 and G



Night view of proposed Platform PRS Development



Consented Masterplan - 400,000 sq ft mixed used development incorporating Offices, Residential and Hotel



The Area



- 1 2 Central Quay
- 2 Scottish Daily Record & Sunday Mail
- 3 Premier Store
- 4 India Quay
- 5 Hilton Garden Inn
- 6 Radisson Red
- 7 Rotunda Bar and Diner - La Rotunda, Yen, Bar & Diner
- 8 Campanile Hotel
- 9 Nuffield Health Fitness / Wellbeing Gym
- 10 The SSE Hydro

- 11 Scottish Event Campus
- 12 Two Fat Ladies at The Buttery
- 13 Coffee Republic
- 14 Dakota Hotel
- 15 Hilton Glasgow
- 16 The Gym
- 17 Marriott Hotel
- 18 Hallmark Hotel

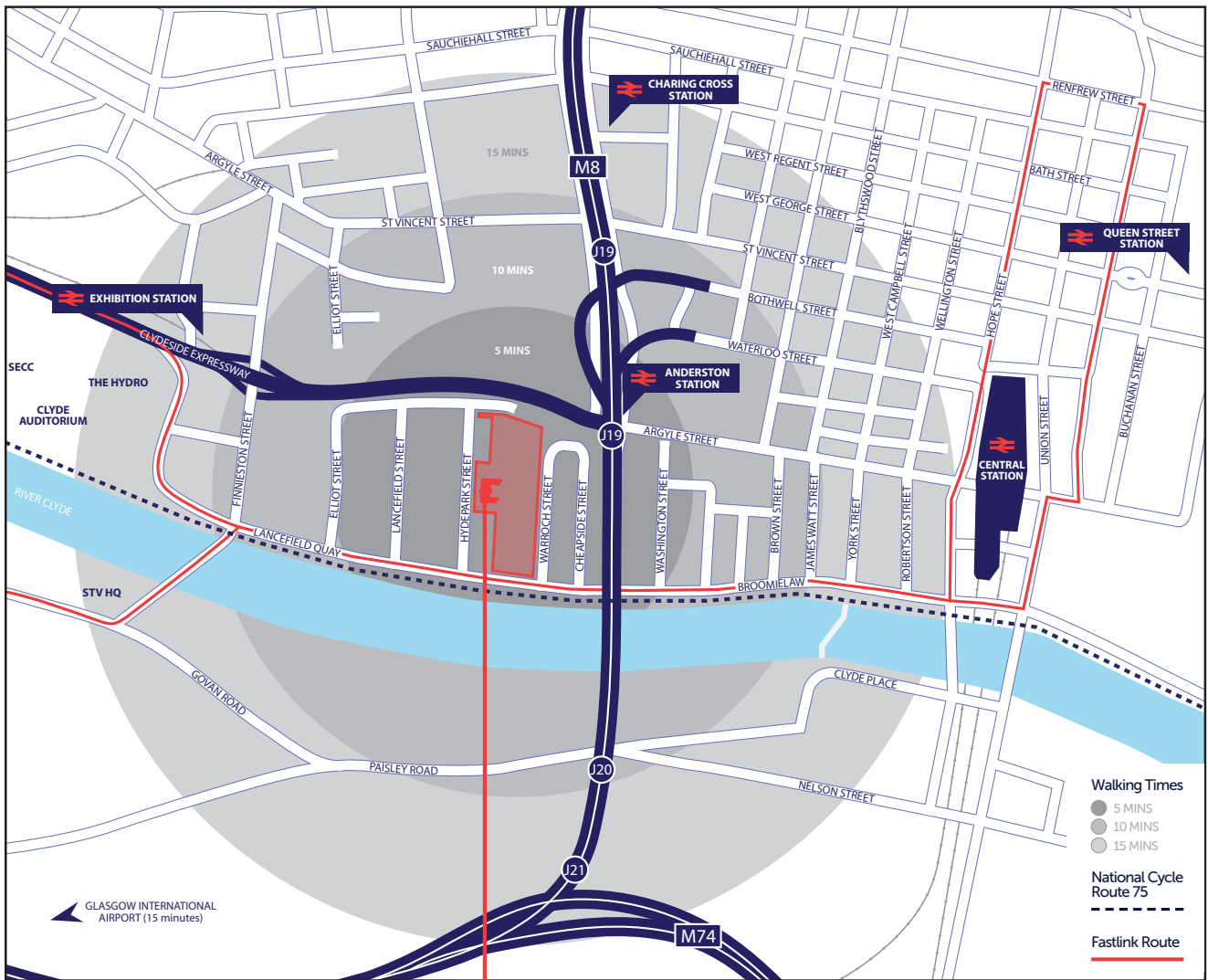
Travel Times

	Closest Fastlink Bus Stop	1 min
	Anderston Railway Station Hydro Arena Glasgow Central Railway Station	4 mins 10 mins 15 mins
	Junction 19, M8 motorway (by car) Junction 1, M74 Motorway (by car) Charing Cross (by car) Glasgow International Airport (by car)	2 mins 5 mins 7 mins 13 mins





Location



Central Quay

G3 8BW

LEASE TERMS

The accommodation is available to lease on new Full Repairing and Insuring lease terms.

VIEWING

For further information please contact the joint agents:

CBRE

0141 204 7666

www.cbre.co.uk

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YOUNG**

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