





MAGENTA

GLASGOW'S NEW URBAN OFFICE PARK



Highbridge Properties



MAKE WORK WONDERFUL



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Glasgow City Centre

Merchant City

Police Scotland Headquarters

A728 Clyde Gateway

Dalmarnock Walkway

Dalmarnock Station



Glasgow Green

Richmond Park

J1A

Shawfield Road

Glasgow Road (A730)

M74

MAGENTA
PHASE 1

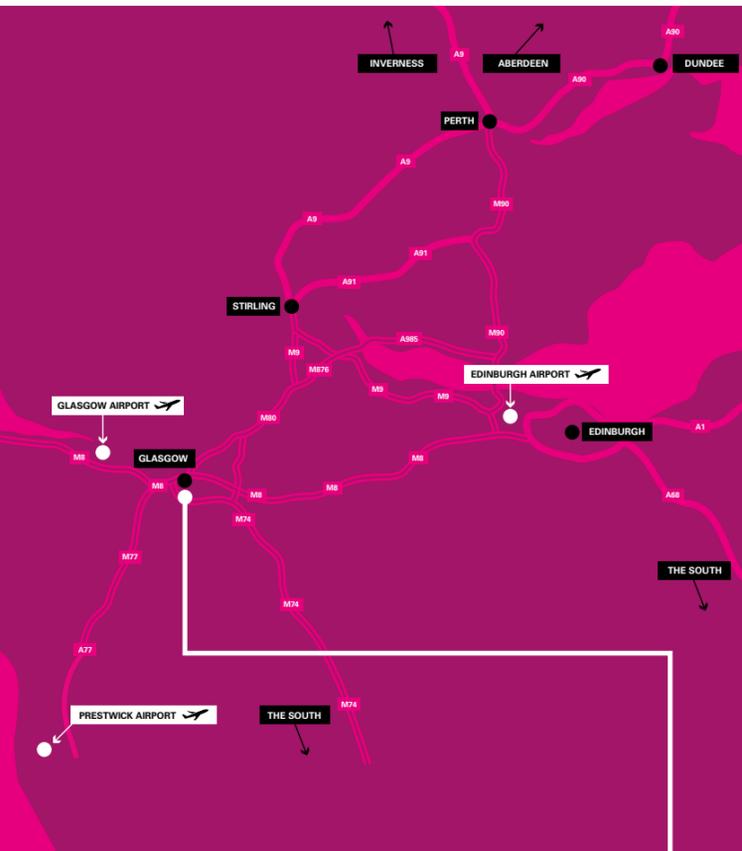
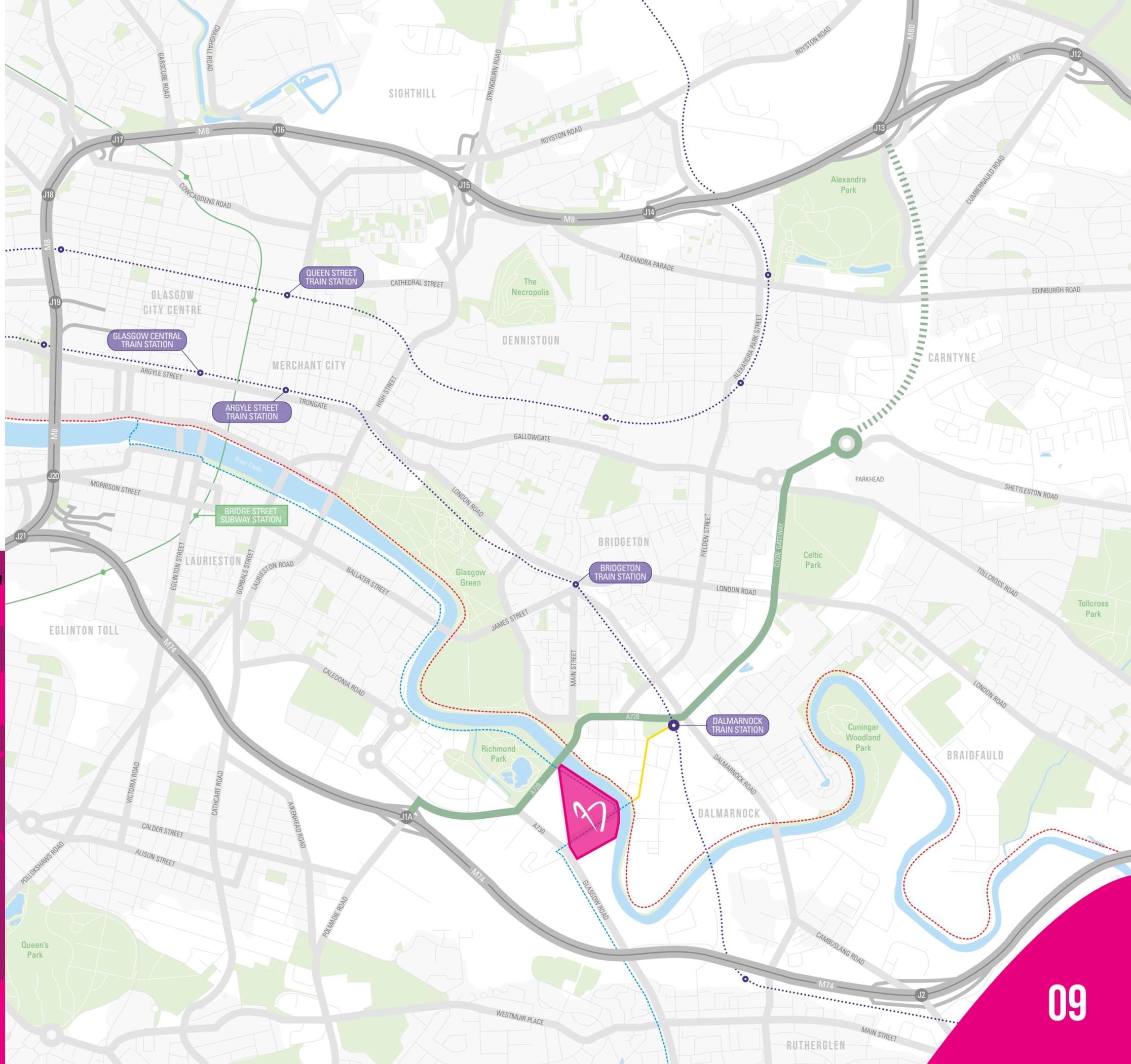
RED TREE
MAGENTA



MAGENTA TO GLASGOW CITY CENTRE 1.3 MILES

KEY:

-  Train Line
-  Subway
-  Clyde Gateway Phase 3
-  National Cycle Route 75 / Clyde Walkway
-  National Cycle Route 756
-  Dalmarnock Walkway
-  Magenta Boundary



MAGENTA URBAN OFFICE PARK

Occupying an 11 hectare site 10 minutes' drive from Glasgow city centre, 15 minutes from Glasgow Airport and 2 minutes from Junction 1A of the M74, Magenta is set to become Scotland's largest urban office park.

£20 million has already been invested in the site infrastructure and landscaping including a new footbridge providing direct access to Dalmarnock Station, which lies only 5 minutes' walk away.

Outstanding Grade A office space and development opportunities are now available with the benefit of attractive incentives and funding support options.



CITY CENTRE

THE GREEN
CORRIDOR

PHASE
ONE

RED TREE
GIA: 38,330 SQ FT

MAGENTA

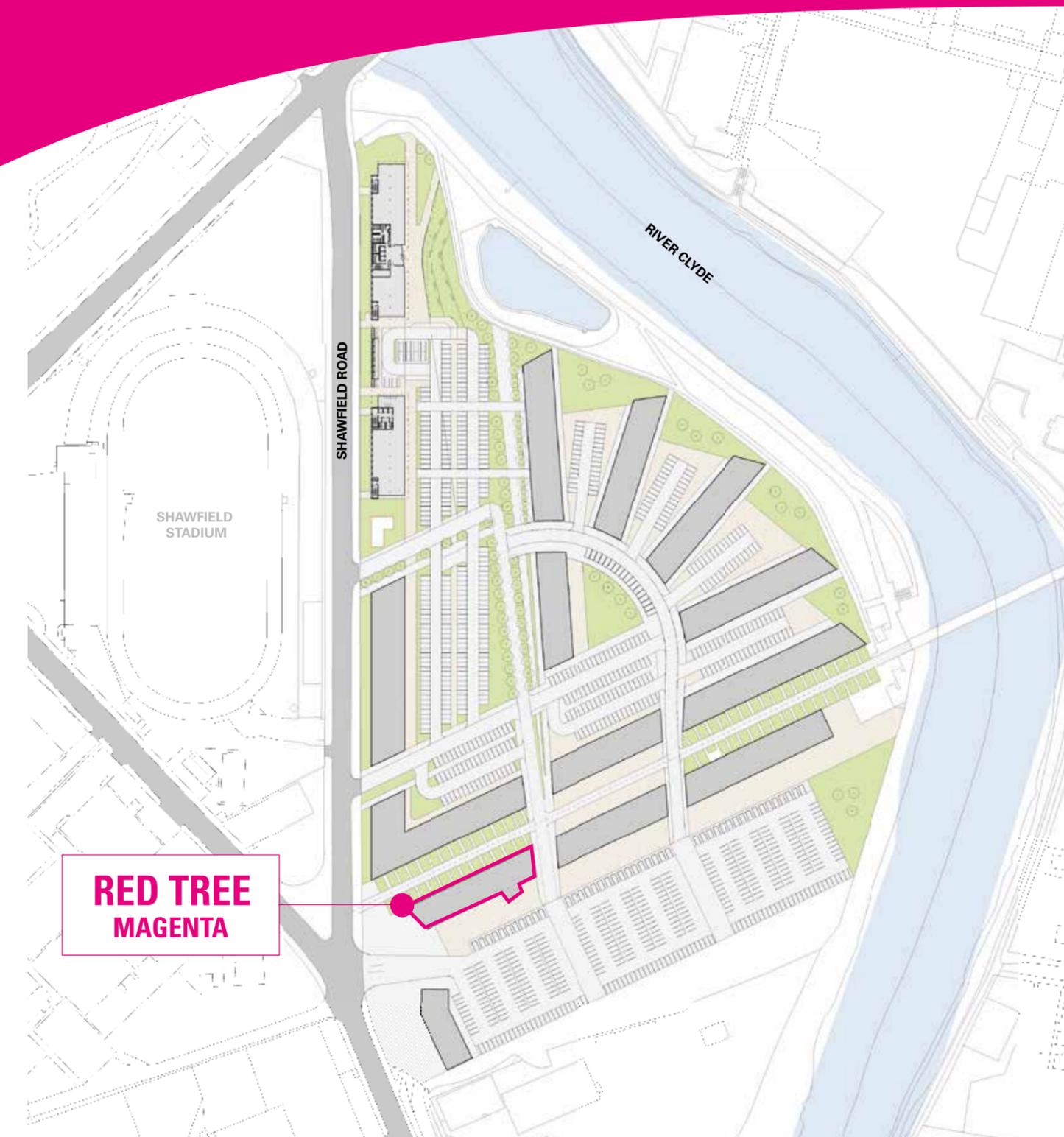
MAGENTA WELCOMES RED TREE

We are delighted to welcome Red Tree to Magenta. The striking, cutting edge Grade A building, currently under construction, will offer superb business suites in a wide range of sizes. Scheduled to open in May 2018, the highly specified building has been designed with wellbeing in mind and will allow occupiers to maximise collaborative working opportunities.

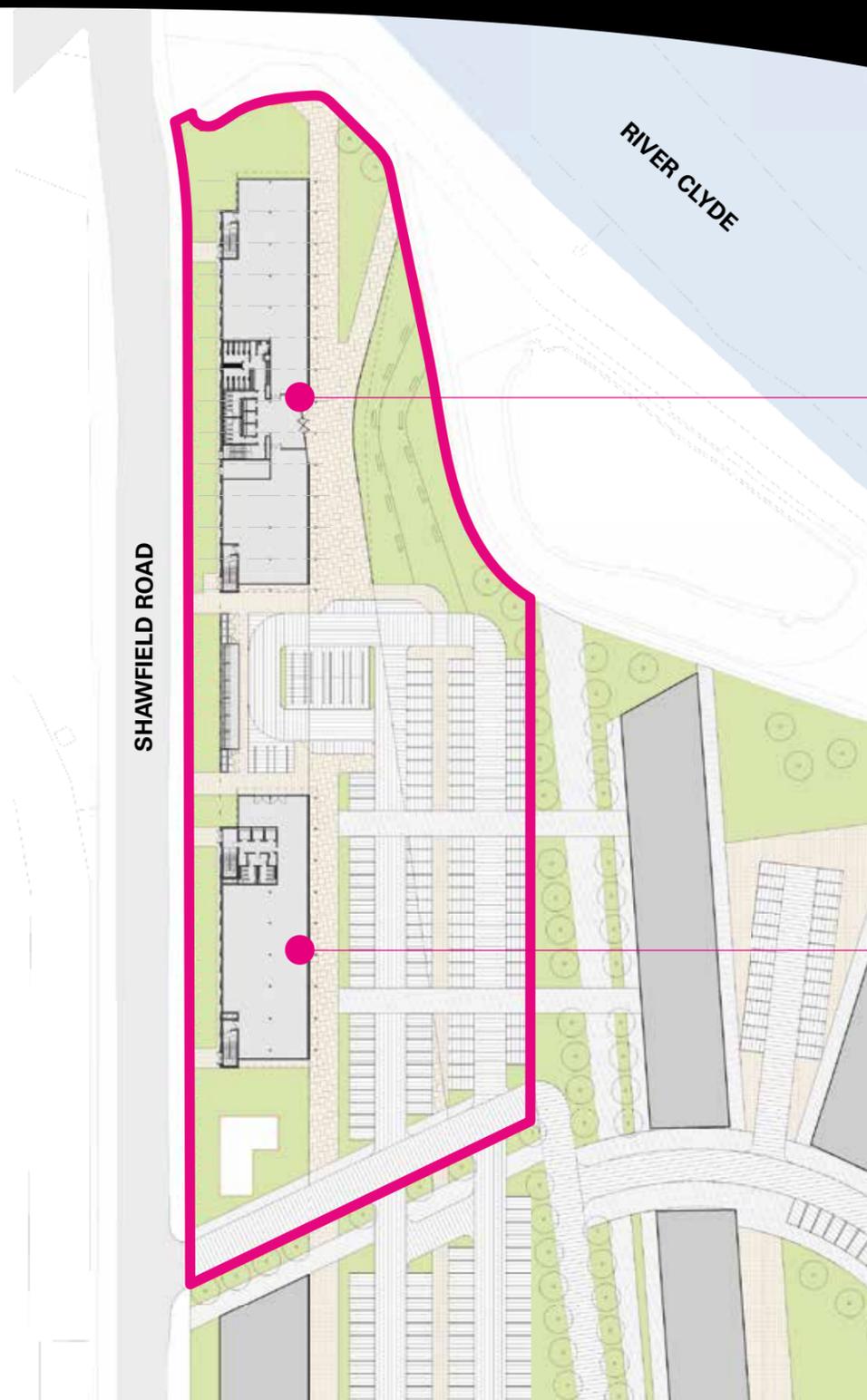


MAGENTA MASTERPLAN

PHASE 1 SITE PLAN



**RED TREE
MAGENTA**



BUILDING 1
60,000 SQ. FT NET

BUILDING 2
40,000 SQ. FT NET

MAGENTA PHASE 1



Phase 1 will deliver two stunning Grade A office buildings providing a total of 100,000 sq ft with extensive car parking. The buildings will complement the surrounding natural environment and provide a healthier alternative to the city centre.

Located at the northern end of the Park, the buildings benefit from a campus setting, overlooking both Richmond Park and the River Clyde.

INSPIRING RIVERSIDE VIEWS

With floor to ceiling glazing on all 4 aspects, the floors have been designed to maximise natural light and provide outstanding views of the surrounding area.

Summary Specification

- BREEAM 'Very Good'
- EPC 'B' rating (minimum)
- Double-height entrance
- 3 x 13 person passenger lifts
- 2.8m clear floor to ceiling height
- Floor to ceiling glazing
- Full metal raised access flooring
- Suspended ceiling with recessed LED light fittings
- VRF air conditioning system
- Building Management System
- Shower rooms and changing / locker facilities
- Male, female and accessible toilets on all floors
- Full accessibility compliance throughout
- Attractive public realm and riverside setting
- 1:500 sq ft car parking ratio
- 96 secure bicycle racks

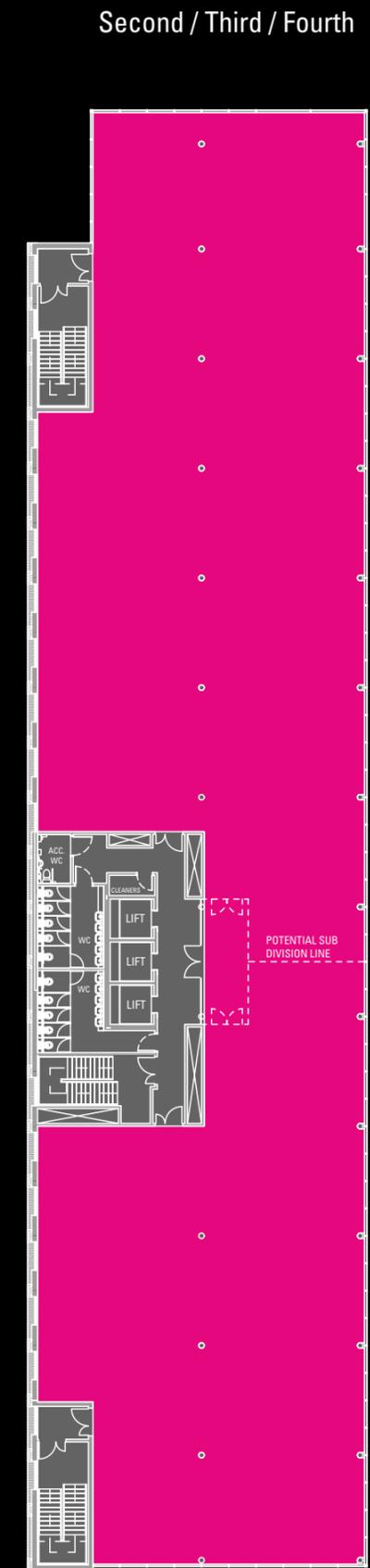
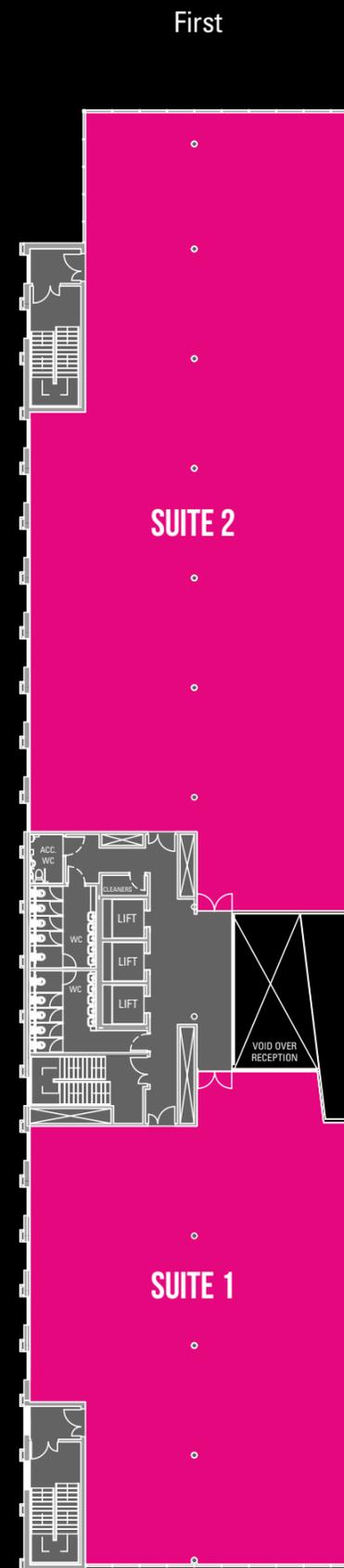
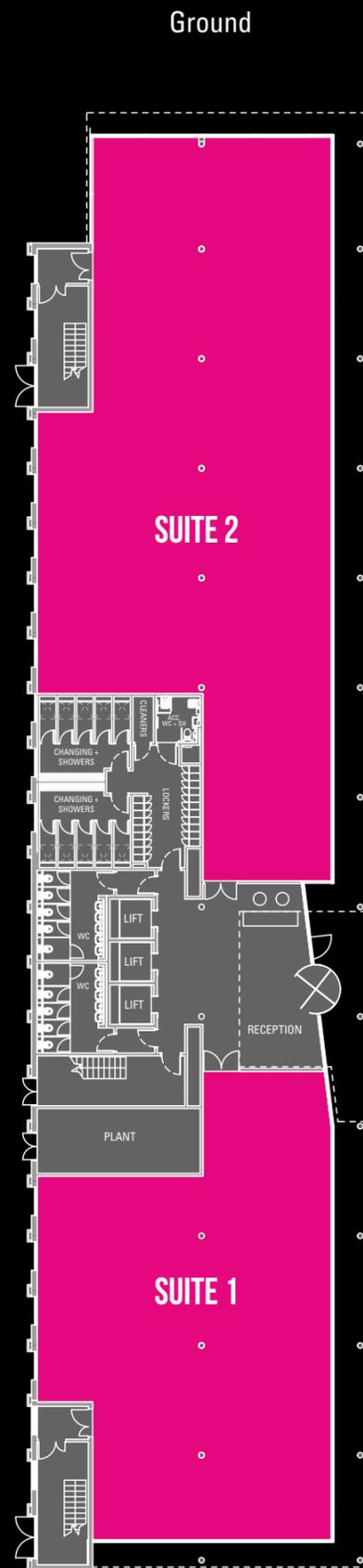


BUILDING 1

FLOOR PLANS

The virtually column free floor plates, offer maximum flexibility for space planning, enabling occupiers to plan their space the way they like.

Floor	Sq ft	Sq m
Fourth Floor	12,915	1,200
Third Floor	12,915	1,200
Second Floor	12,915	1,200
First Floor Suite 2	7,480	696
First Floor Suite 1	4,575	425
Ground Floor Suite 2	5,595	520
Ground Floor Suite 1	3,605	335
Total	60,000	5,576



MAGENTA

COMMUTING MADE EASY



TAKE A WALK

Magenta to Dalmarnock Station 5 minutes



TAKE THE SCENIC ROUTE

On foot - Magenta via Glasgow Green to the Merchant City 20 minutes



TAKE THE TRAIN

Dalmarnock Station to Central Station - 7 minutes with trains every 10 minutes



TAKE THE CAR

Junction 1A M74 linking to Scotland's motorway network - 2 minutes



TAKE THE BUS

Glasgow City Centre 12 minutes



TAKE TO THE SADDLE

National Cycle Routes 75 and 756 on the doorstep



TAKE OFF

Glasgow International Airport 15 minute connection via Junction 1A M74

MAGENTA BUS CONNECTIONS

Choose from 3 bus routes on the doorstep and further routes at Dalmarnock Station including the cost effective CG1 Clyde Gateway route serving the local area and linking to 4 railway stations.

- 18 City Centre to Greenhills, East Kilbride
- 46 Castlemilk to Easterhouse
- 64 City Centre to Carmyle
- 65 City Centre to Halfway, Cambuslang
- 263 Buchanan Bus Station to Hamilton
- 21 City Centre to East Kilbride
- 267 City Centre to Newmains
- CG1 Rutherglen to Carmyle

MAGENTA RAIL CONNECTIONS

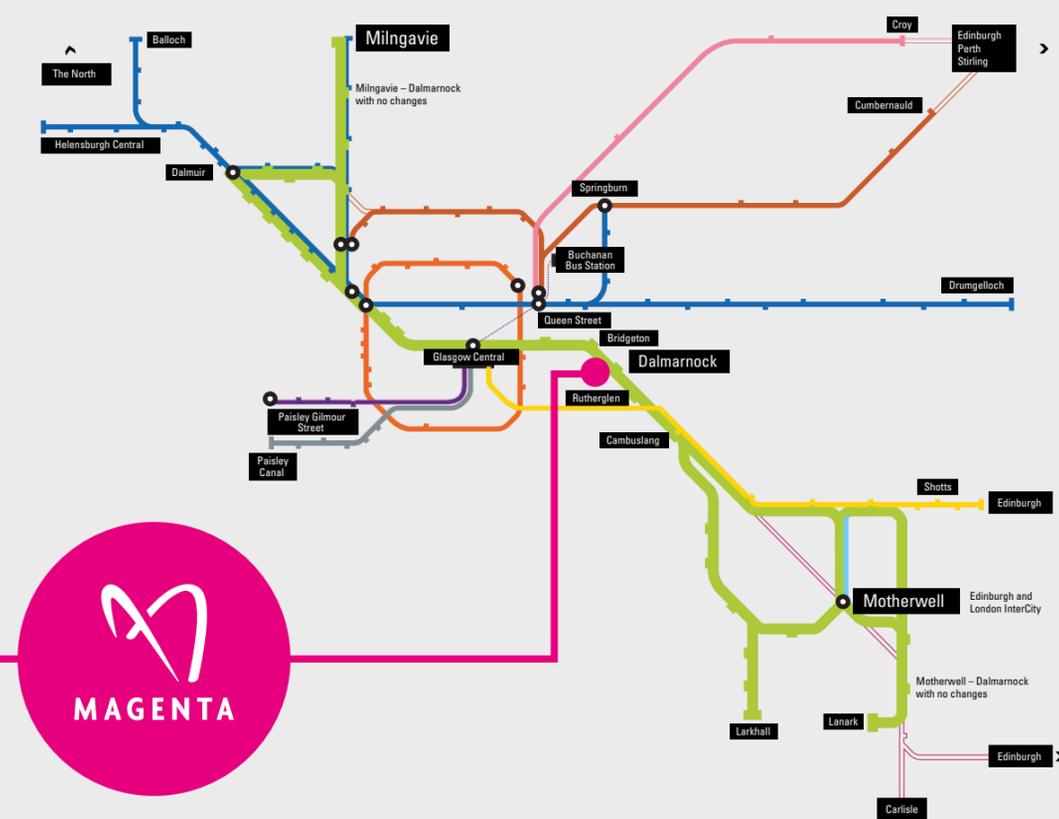
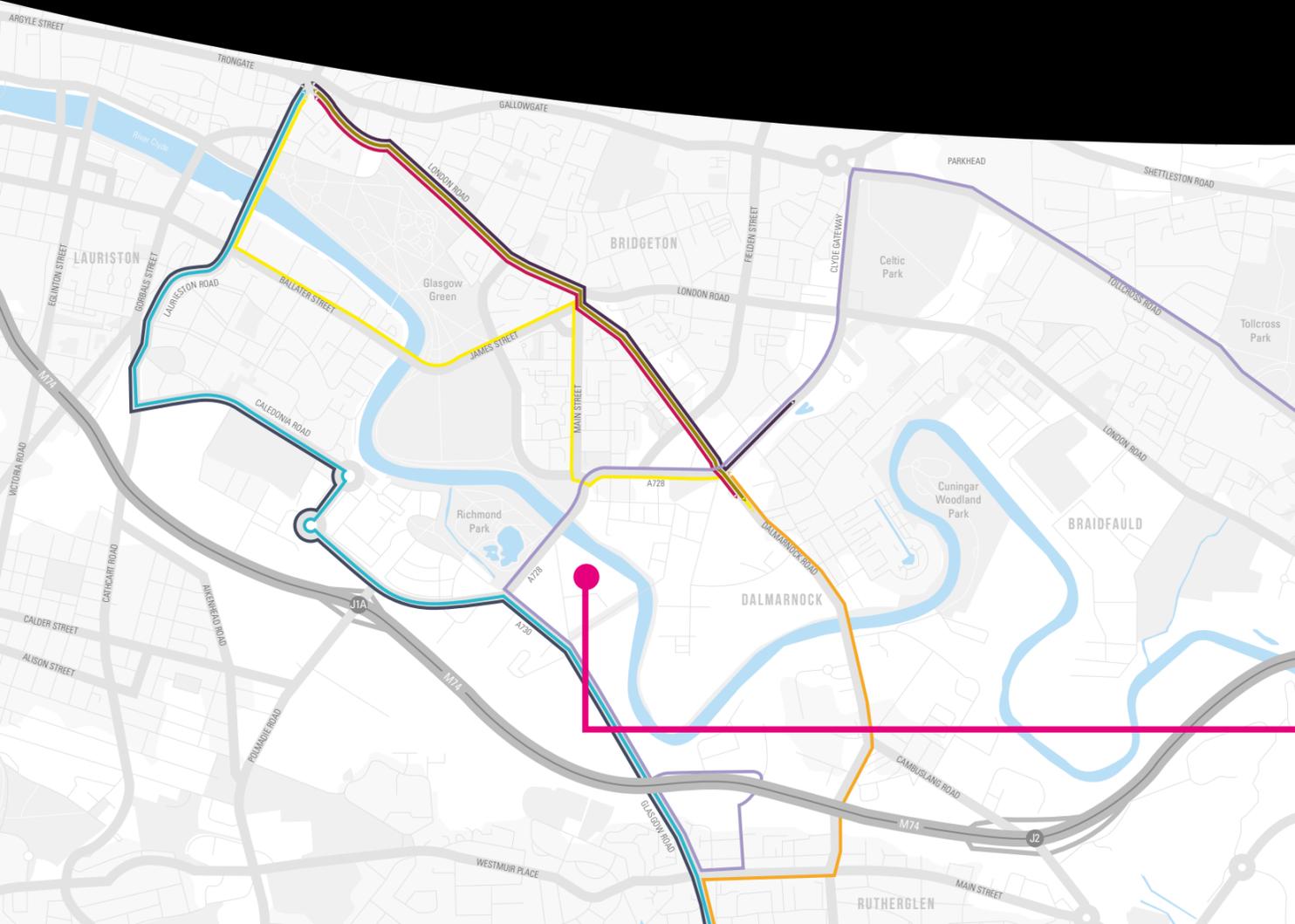
Local Services from Dalmarnock

- Rutherglen 2 minutes
- Argyle Street 6 minutes
- Glasgow Central 7 minutes
- SSE Hydro 13 minutes
- Partick 17 minutes
- Hamilton Central 19 minutes
- Whifflet 20 minutes
- Motherwell 28 minutes
- Paisley Gilmour Street* 29 minutes
- Milngavie 32 minutes
- Cumbernauld 47 minutes
- Edinburgh Haymarket* 1 hour 13 minutes

* One change

National Services from Glasgow

- Stirling 36 minutes
- Edinburgh Haymarket 50 minutes
- Perth 1 hour 4 minutes
- Dundee 1 hour 19 minutes
- Newcastle 2 hours 37 minutes
- Aberdeen 3 hours
- Manchester 3 hours 13 minutes
- Inverness 3 hours 14 minutes
- Birmingham 4 hours 5 minutes
- London 4 hours 32 minutes



AMAZING AMENITIES

FOOD & DRINK

- 01 A'Challtairn
- 02 A Couple of Cooks
- 03 Coia's Café
- 04 Drygate Brewery
- 05 St Luke's & The Winged Ox
- 06 The Jenny Burn Grill & Pizza
- 07 West Brewery

LEISURE

- 08 Barrowland Ballroom
- 09 Cineworld
- 10 Citizens Theatre
- 11 The Barras Market
- 12 Merchant Square
- 13 Shawfield Greyhound Stadium

SHOPPING

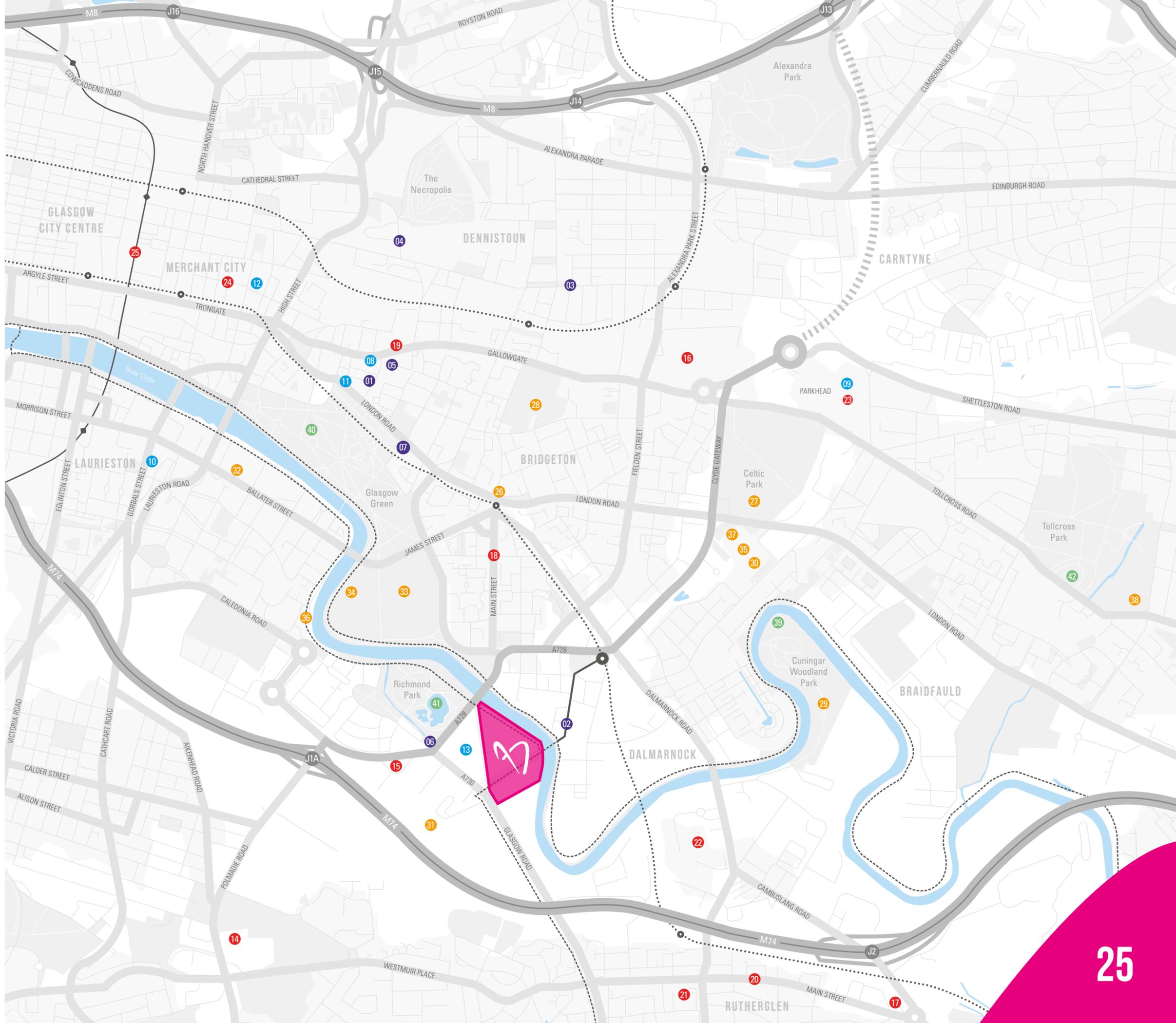
- 14 Asda Superstore
- 15 Farmfoods
- 16 Forge Retail Park
- 17 Lidl
- 18 Main Street Bridgeton
- 19 Morrisons
- 20 Rutherglen Main Street
- 21 Rutherglen Exchange Shopping Centre
- 22 Tesco Extra
- 23 The Forge Shopping Centre
- 24 Merchant City
- 25 Glasgow City Centre

SPORTS

- 26 Boxing Scotland High Performance Centre
- 27 Celtic Park
- 28 Crownpoint Sports Complex
- 29 Cuningar Loop (Bouldering)
- 30 Emirates Arena
- 31 Flip Out Trampoline Park
- 32 Glasgow Club Gorbals
- 33 Glasgow Green Football Club
- 34 Glasgow National Hockey Centre
- 35 Glasgow Rocks Club (Basketball)
- 36 Glasgow Rowing Club
- 37 Sir Chris Hoy Velodrome
- 38 Tollcross International Swimming Centre

PARKS

- 39 Cuningar Woodland Park
- 40 Glasgow Green
- 41 Richmond Park
- 42 Tollcross Park



CREATING A COMMUNITY

With 2,500 homes already completed and the potential for a further 6,000, a vibrant community is building and going from strength to strength. To help support this growth additional new schools and educational facilities are planned.

HOUSING

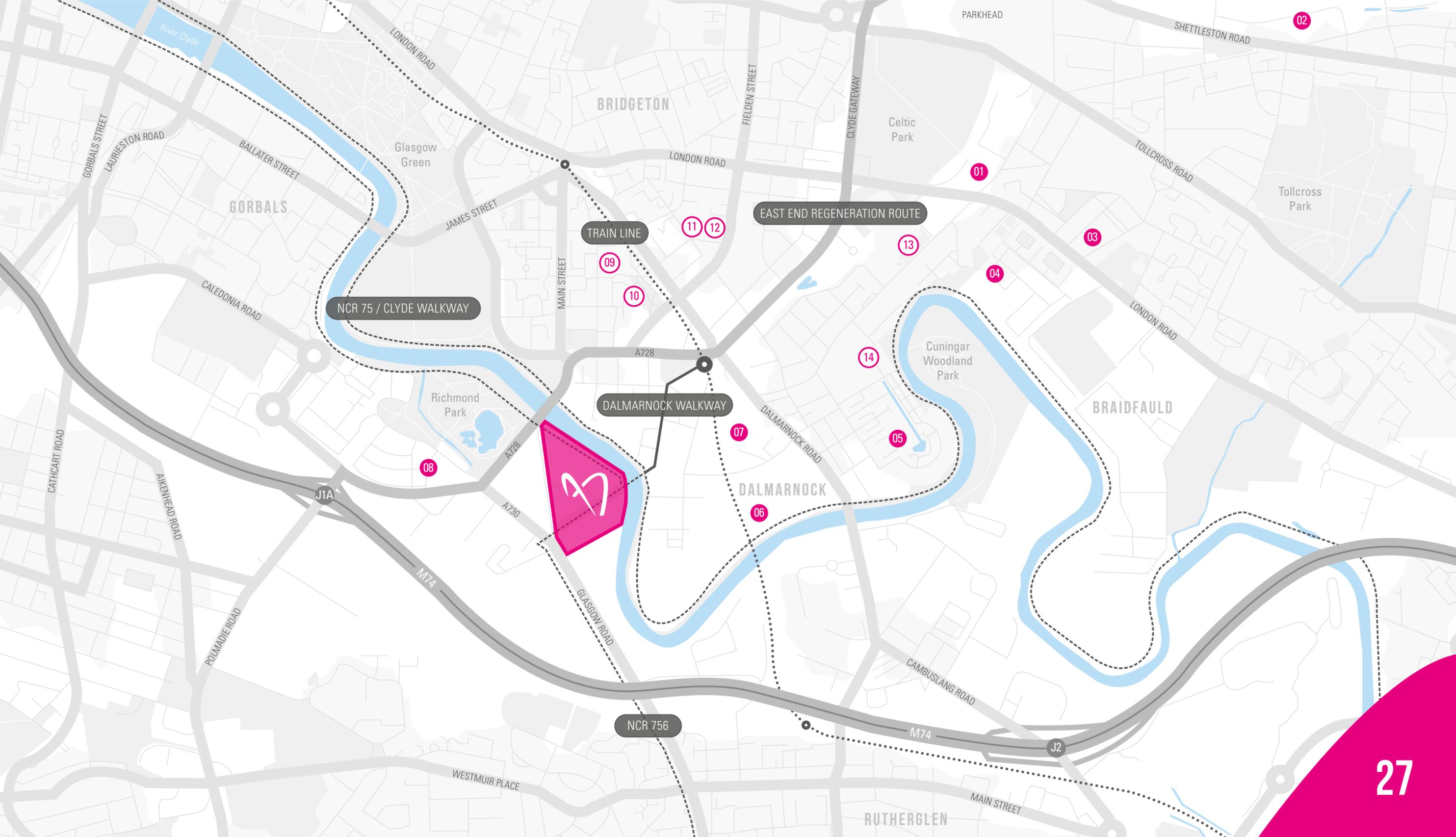
- 01 Pyrus - Bellway Homes (320 houses complete)
- 02 Eastfields - Bellway Homes (328 houses complete)
- 03 Baron's Vale - Cruden Homes (30 under construction)
- 04 Belvidere Village (389 houses complete, 100 to be built)
- 05 Athletes' Village (700 houses complete, 200 to be built)
- 06 Link Housing (550 houses to be built)
- 07 Residential Development (200 flats to be built)
- 08 Richmond Gate (702 complete, 200 to be built)

EDUCATION

- 09 Sacred Heart Primary School
- 10 Bridgeton Community Learning Campus
- 11 Dalmarnock Primary School
- 12 London Road Nursery School
- 13 Village Nursery
- 14 The Village Primary School (Due 2018)

KEY

- Housing
- Education



BRIDGING THE GAP BETWEEN QUALITY AND AFFORDABILITY

ENJOY COST SAVINGS OF
APPROXIMATELY 35% COMPARED
TO GRADE A CITY CENTRE OFFICES
WHEN YOU CHOOSE MAGENTA.



GLASGOW

A CITY THAT REALLY DELIVERS

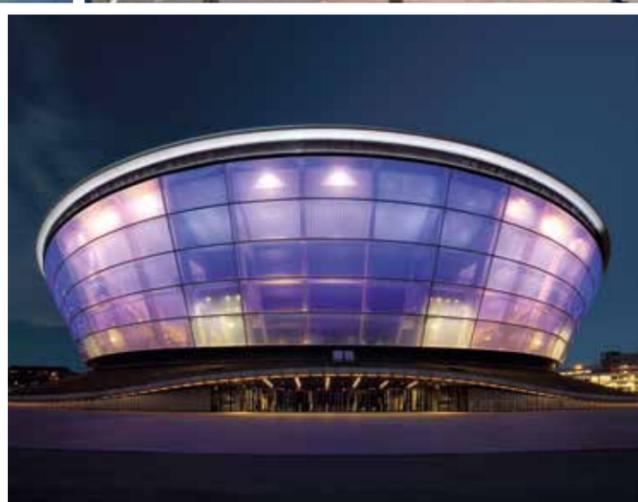
Multicultural, innovative and brimming with personality, Scotland's largest city was ranked a 'Top Large European City of the Future' 2016/17.

The City is a leading UK commercial centre and a world-class business location. Key growth sectors include Creative Industries, Digital Technology, Higher Education, Financial and Business Services, Tourism and Events, Retail, Health and Life Sciences, Low Carbon and Engineering, Design and Manufacturing.

Forming Scotland's main transport hub, Glasgow is blessed with excellent road and air services and the largest suburban rail network outside London.

The City and surrounding area offer access to a well-trained and well-educated workforce courtesy of four universities and seven colleges.

The 2017 'Mercers Quality of Living Survey' sees Glasgow beat Rome, Prague and Dubai to be named as one of the best cities in the world to live. Offering an outstanding quality of life, Glasgow is close to breathtaking countryside offering an array of outdoor activities including nearby hill walking, sailing and cycling. Some of the world's greatest golf courses are all within an hour's drive and the City's arts and culture, nightlife and food are hard to surpass.

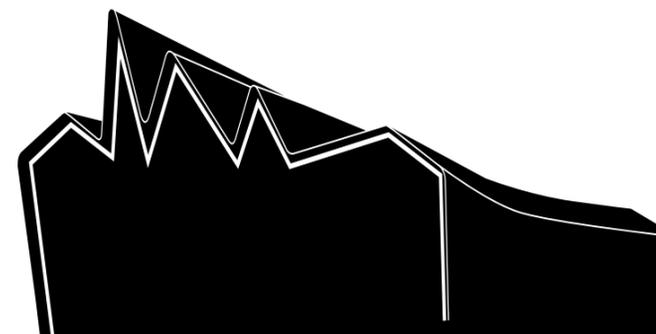


GLASGOW



- European Entrepreneurial Region of the Year 2016
- Glasgow contributes £19.3 billion GVA to the Scottish economy annually
- Strategy to create an additional 50,000 new jobs and 1,000 new businesses by 2023
- The 3rd largest city in the UK, which in the last 5 years has experienced economic growth
- Over £1.13 billion investment via Glasgow City Deal
- Some 19,000 businesses are located in the city
- In the top 20 of Europe's best performing financial centres
- Scotland's conference capital, second only to London in attracting international conference delegates to the UK

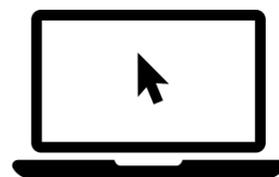
ART & CULTURE



- Over 20 museums and art galleries and the world renowned Glasgow School of Art
- UNESCO City of Music with over 130 music events each week
- Riverside Museum awarded European Museum of the Year 2013
- SSE Hydro plays host to around 140 events a year
- Home to some of the finest collections of civic art in Europe at the Burrell Collection and Kelvingrove Art Gallery
- Home to national performing arts organisations; Scottish Ballet, the Royal Conservatoire, Scottish Opera, the Royal Scottish National Orchestra & the National Theatre of Scotland

KNOWLEDGE

- 4 world class universities producing 8,000 graduates annually
- 3 super colleges which attract over 130,000 students every year
- 67,000 higher education students



TECH

- 100% digital telecoms and 4G access
- £50 million broadband investment
- Gigabit CityFibre network supports internet connectivity of up to 100 times faster than the UK average

LIFESTYLE & LEISURE

- One of the highest ranking UK cities for quality of life*
 - Number 1 retail centre outside London
- *Source Mercer 2016 Quality of Living Worldwide City Rankings



SPORT & FITNESS

- Over 40 gyms within the city centre alone
- Ranked 5th Top Sporting City in the World by Sports Business Awards
- £2 billion investment in world class sports facilities from the Commonwealth Games 2014



TRANSPORT & TRAVEL

- Largest rail network outside London
- 70 flights per day to and from London
- 8 trains per hour to Edinburgh
- 38 train links per day between Glasgow and London Euston

POPULATION & WORKFORCE

- Population of over 600,000 and growing
- Highly skilled workforce
- 1.2 million people of working age within a 45 minute commute and 2 million within an hour



TOURISM

- 3rd most visited city in the UK by overseas tourists
 - The World's Friendliest City*
- *Source: Rough Guide 2014

COMPANIES RELOCATED TO GLASGOW

FanDuel
Skyscanner
Encompass
LendingCrowd
JP Morgan
BNP Paribas
Morgan Stanley
Barclays Wealth
Tesco Personal Finance

THE NEIGHBOURHOOD

THE CHANGING FACE OF THE URBAN SCENE

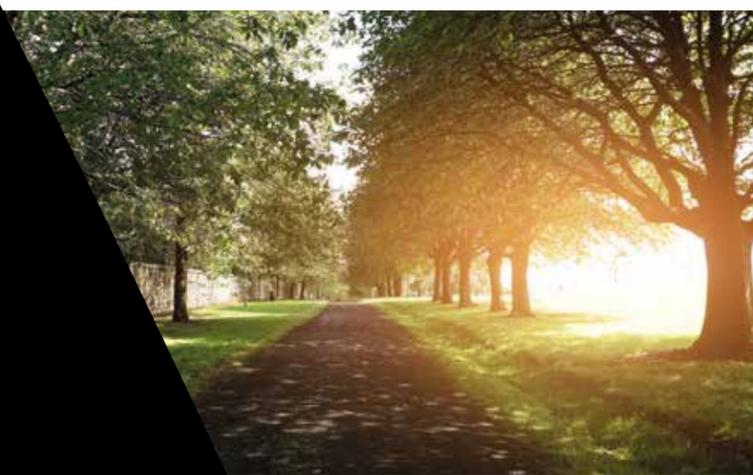
The dynamic East End of Glasgow has experienced a renaissance in the last few years. Inspired by the legacy of the 2014 Commonwealth Games, this former industrial area has undergone a remarkable transformation. Major infrastructure projects including the M74 extension, new Dalarnock train station and A728 Clyde Gateway route have paved the way for the area fast becoming home to a bustling and vibrant community.

Mirroring the rebirth of London's East End, Glasgow's equivalent is fast becoming the place to be. With the former Commonwealth Games Athletes' Village comprising 700 houses and numerous other new residential developments completed and underway, more and more people are moving to the area, drawn by the excellent connectivity and the close proximity to Glasgow city

centre. Riverside walks, beautiful parks – Cuningar, Richmond and Glasgow Green, along with the world class sporting facilities provided by the Emirates Arena, Sir Chris Hoy Velodrome and the Tollcross International Swimming Centre have also encouraged this influx of new residents.

Retail provision is first class with The Forge Shopping Centre and Retail Park serving the area, Rutherglen Main Street a short drive away and the outstanding shopping on offer in Glasgow city centre only one and a half miles to the west.

Recognising the opportunities and potential offered by the area, new bars and restaurants are springing up and the East End is fast becoming one of the City's most desirable locations to live and set up business.



A HEALTHIER LIFESTYLE



Recognising that a healthy workforce leads to greater productivity, you simply couldn't choose a better business location than Magenta.

With £2 billion invested in world class sporting facilities, courtesy of the 2014 Commonwealth Games, the East End has become Glasgow's sporting epicentre. So whether it's cycling, swimming, rowing, boxing, football, hockey, athletics, tennis or simply working out - you name it and you can probably find it here.



THE GREEN CORRIDOR



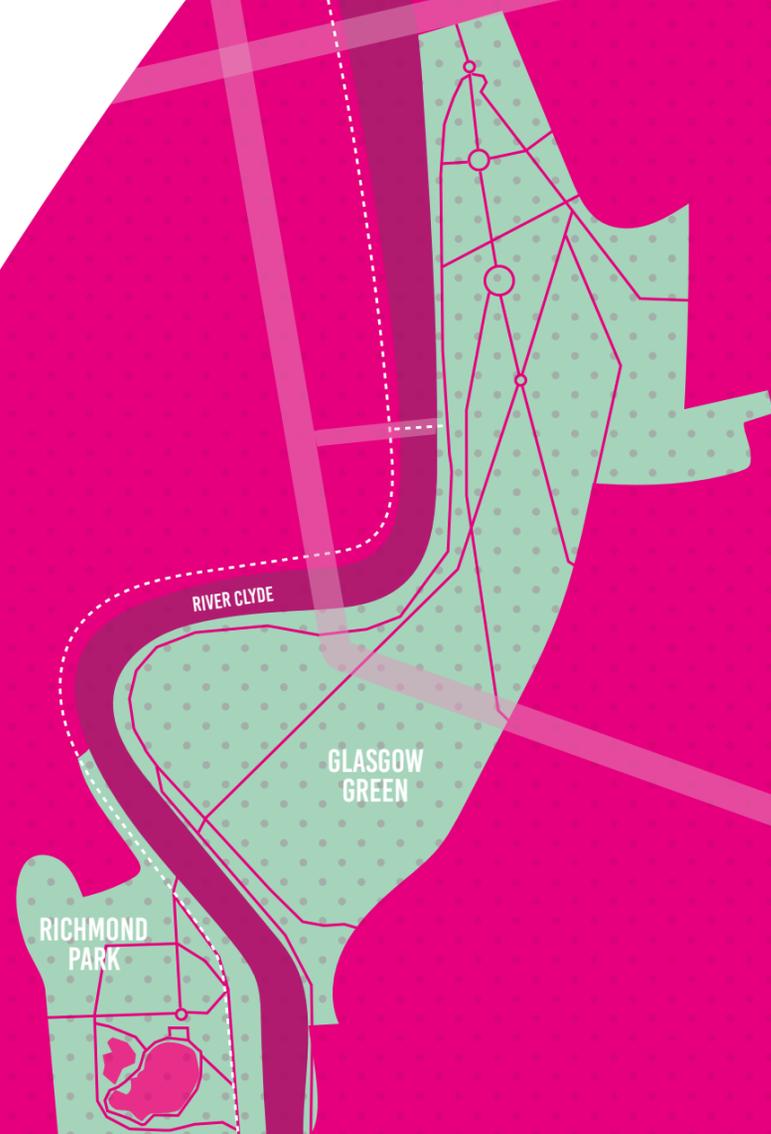
Glasgow means 'dear green place' and nowhere is it more appropriate than in the East End of the city. Step across the road from Magenta and you're in leafy Richmond Park, a magnet for swans, ducks and wildfowl. Access the Clyde Walkway via Magenta's Smart Bridge and follow the riverside path to historic Glasgow Green, home to numerous well loved buildings and monuments, including the People's Palace and Winter Gardens and the former Templeton's Carpet Factory, modelled on the Doge's Palace in Venice.

This 'Green Corridor' connecting Magenta to the city centre, creates an inspiring, active route for runners, cyclists and those commuting on foot.

MAGENTA



CITY CENTRE



HELP & SUPPORT

A number of incentives and funding support options exist for establishing or moving a business to Magenta.

This assistance can come in the form of grants, special / conditional loans, sector specific funding, tax and business rate reductions. Support is available for employment and training including wage subsidies, recruitment assistance and upskilling of staff.

For further information, please contact Fionna Kell:
fionna.kell@clydegateway.com



USEFUL WEBSITES

Scottish Enterprise
www.scottish-enterprise.com

Scottish Development International
www.sdi.co.uk

Skills Development Scotland
www.skillsdevelopmentscotland.co.uk

South Lanarkshire Council
www.southlanarkshire.gov.uk

Glasgow City Council
www.glasgow.gov.uk

The University of Glasgow
www.gla.ac.uk

University of Strathclyde
www.strath.ac.uk

Glasgow Caledonian University
www.gcu.ac.uk

City of Glasgow College
www.cityofglasgowcollege.ac.uk

South Lanarkshire College
www.south-lanarkshire-college.ac.uk

REGIONAL SELECTIVE ASSISTANCE

Regional Selective Assistance (RSA) is a discretionary grant available for businesses who want to develop a project in Scotland.

The amount offered depends upon:

- The size of your business
- The location of the project
- Scottish Enterprise's assessment of how much is needed for the project to go ahead

You can apply whether your business is based in Scotland or not – although the project must take place in Scotland. The project should also involve some capital investment and must directly result in the creation or safeguarding of jobs in Scotland.

Large businesses will only be eligible if the project involves diversification at an existing location or new activity taking place on a new site.

RSA is available to limited companies, sole traders or partnerships.

To qualify, your project must meet certain criteria and the amount of grant available depends on Scottish Enterprise's assessment of a number of factors.

The grant is discretionary and the level offered (within EC limits) will depend on Scottish Enterprise's assessment of how much is needed to make the project go ahead.

For projects that require significant investment in capital expenditure, RSA can provide assistance under Aid for Initial Investment.

For further information, log onto:

<https://www.scottish-enterprise.com/services/attract-investment/regional-selective-assistance/overview>

£57.8 MILLION
of RSA was awarded in 2015
8,991 JOBS
created or safeguarded across
121 COMPANIES

CONTACT

For further information,
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Highbridge Properties



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