

THE REEL HOUSE

—

7 WEST REGENT STREET
GLASGOW

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“A STAR IS BORN”





“THE LAST PICTURE SHOW”



In the heyday of the silver screen between 1920 and 1960, Glasgow became known as “Cinema City” due to the huge number of cinemas and the vast attendances that they enjoyed.

In 1934 in the midst of this great movie period The Art Deco building opened. Prominently located at the corner of West Regent Street and Renfield Street this iconic building was originally part of the Paramount Cinema chain and was later to be operated by Odeon Cinemas. A hugely popular venue throughout its lifespan, the Odeon finally closed its doors in 2006.

In recent years the area surrounding the cinema has been subject to substantial improvement with various new office and retail developments being successfully launched. In keeping with this renaissance the Category B listed Art Deco building has now undergone a transformation that offers four floors of outstanding contemporary office space with a stunning balcony.

Recognising the building’s cinematic heritage it will be known as,

“The Reel House”



“MODERN TIMES”

The Reel House is a Category B listed Art Deco building which has been completely transformed into one of Glasgow’s most exciting office developments.

Offering 10,194 sq ft of exciting and unique office space arranged over three floors, The Reel House has been designed with modern day occupiers in mind.

Each floor plate delivers exposed contemporary elements seamlessly blended with unique original features.

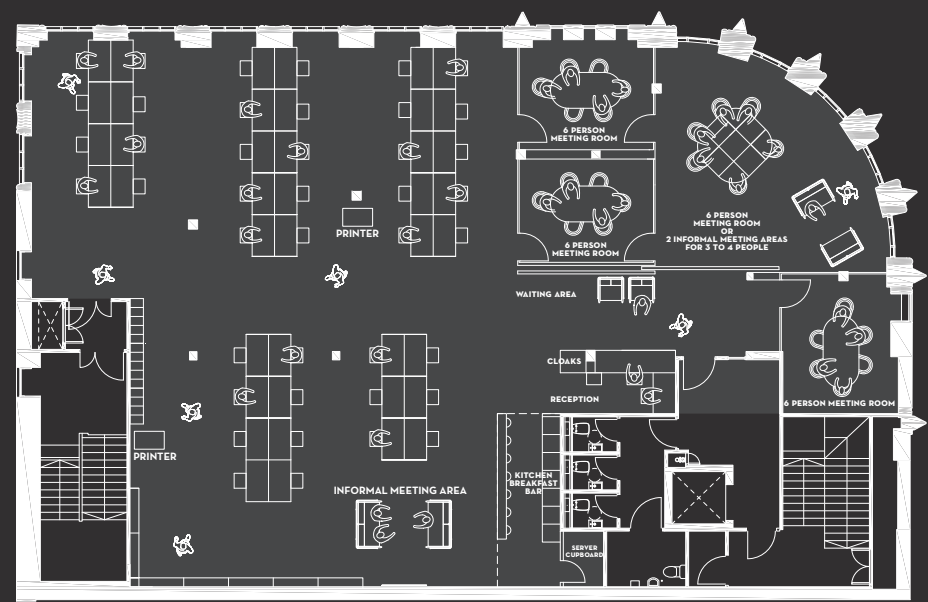


“2001: A SPACE ODYSSEY”

The Reel House provides flexible, open plan office accommodation suitable for a variety of occupiers.

First Floor

NIA: 410 sq m
1 Office per floor
Desks: 42 Open Plan (1400 x 750mm)
Density: 1:10 sq m per person

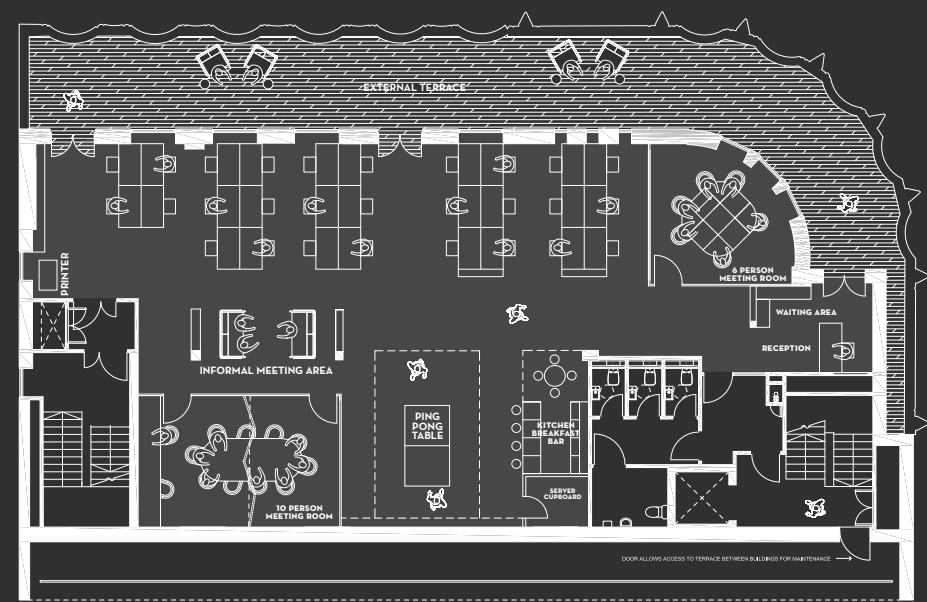


Schedule of Accommodation

Floor	sq ft	sq m
Fourth	2,885	268
Third	2,896	269
Second	LET	
First	4,413	410
Total	10,194	947

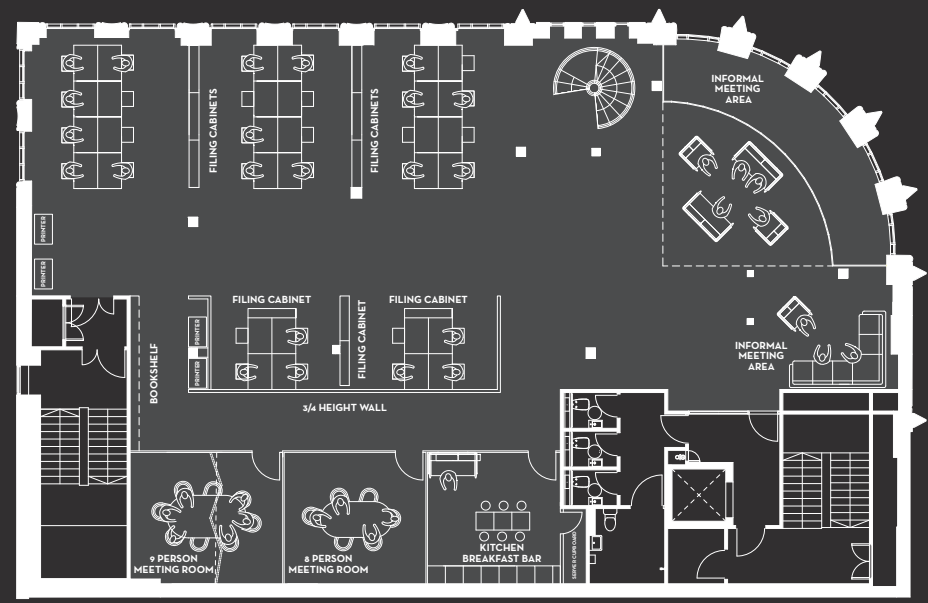
Third Floor

NIA: 269 sq m
1 Office per floor
Desks: 28 Open Plan (1400 x 750mm)
Density: 1:10 sq m per person



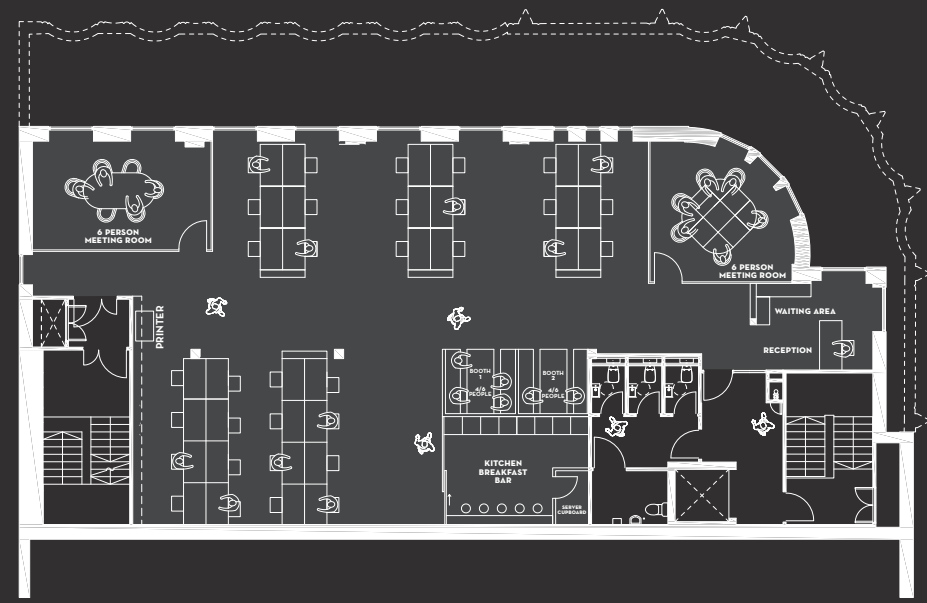
Second Floor

NIA: 390 sq m
1 Office per floor
Desks: 32 Open Plan (1200 x 800mm)
Density: 1:10 sq m per person



Fourth Floor

NIA: 268 sq m
1 Office per floor
Desks: 34 Open Plan (1400 x 750mm)
Density: 1:8 sq m per person





“THE DETAILS”



- New dedicated entrance
- Secure door entry system
- 1 x 8 person passenger lift
- Male, female & accessible WCs on all floors
- VRF air conditioning system
- Raised access floor (in part)
- LED pendant lighting
- Open plan floor plate
- Equality Act compliant
- Double height feature glazing
- Stunning third floor balcony
- Unique roof terrace
- EPC: Target B+





“A ROOM WITH A VIEW”



And what a view - the first floor suite offers spectacular double height feature windows.



“A PLACE IN THE SUN”

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Our third floor suite benefits from what is a rare commodity in the city centre - a stunning private balcony where your team can collaborate, relax or simply enjoy a bite to eat.



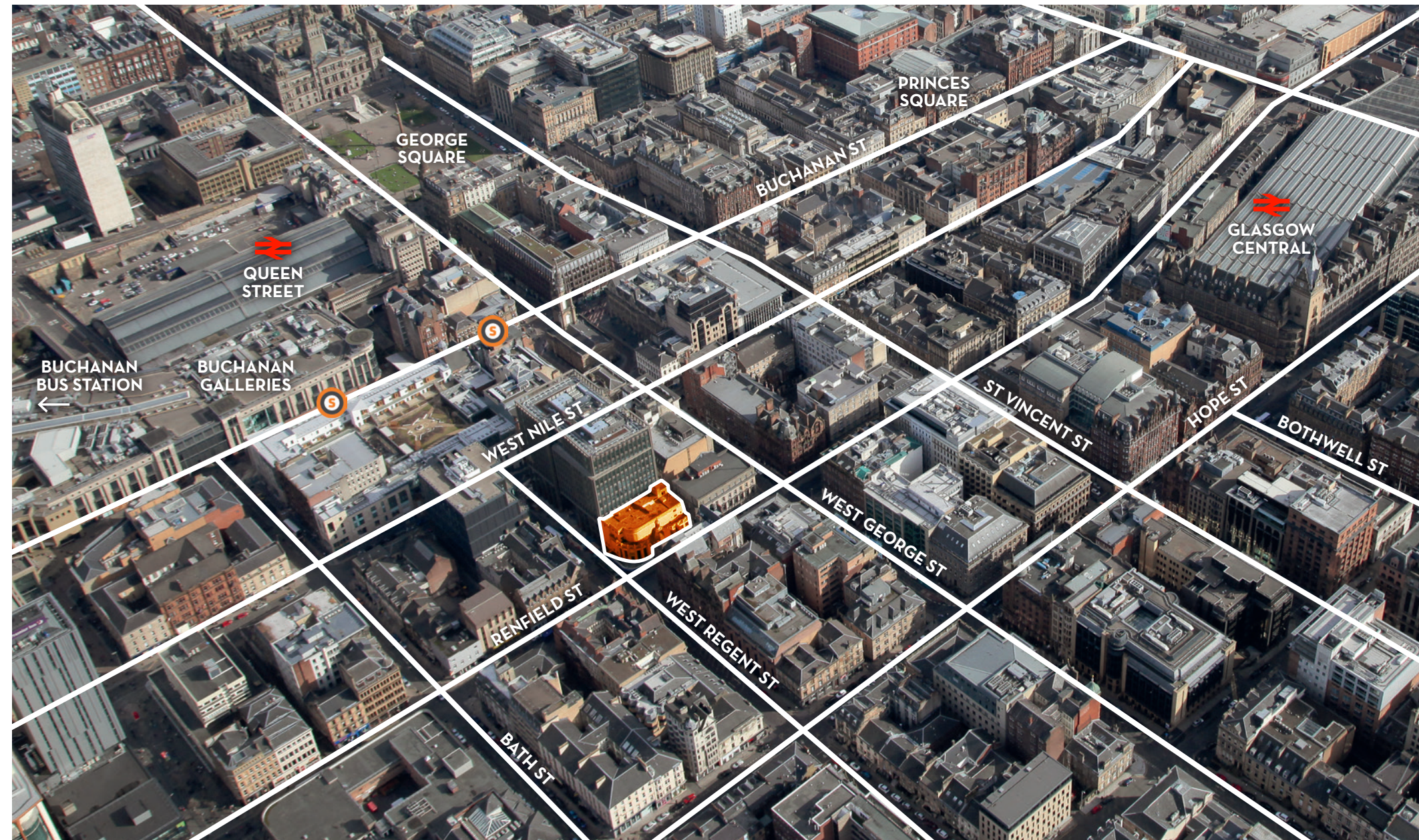
“THE BIRDS”

Whether you choose the Subway, affectionately known in Glasgow as “The Clockwork Orange”, the bus or the train, commuting to and from The Reel House simply couldn't be easier with all forms of transport within 5 minutes' walk.

Glasgow International Airport is also easily accessible with the Glasgow Shuttle Bus offering the fastest link from the city centre.

Walking Times

Buchanan Street	2 mins
Buchanan Subway Station	2 mins
Buchanan Galleries	3 mins
Queen Street Station	3 mins
Central Station	4 mins
Princes Square	5 mins
Buchanan Bus Station	5 mins





“THE HUNGER GAMES”



Being surrounded by an array of bars, restaurants, coffee shops and sandwich bars there's no excuse for going hungry. In fact being located in the very heart of the city, every amenity you'll ever need lies close by - hotels, car parks, gyms and the outstanding retail provision offered by Buchanan Galleries, Buchanan Street and Princes Square.



THE REEL HOUSE

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“CONTACT”

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To arrange a viewing please contact the joint letting agents:



0141 248 6040



0141 221 9191

FEATURED FILMS

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A Star is Born	Director. George Cukor	(1954)
The Last Picture Show	Director. Peter Bogdanovich	(1971)
Modern Times	Director. Charlie Chaplin	(1936)
2001: A Space Odyssey	Director. Stanley Kubrick	(1968)
The Details	Director. Jacob Aaron Estes	(2011)
Intermission	Director. John Crowley	(2003)
A Room with a View	Director. James Ivory	(1985)
A Place in the Sun	Director. George Stevens	(1951)
The Birds	Director. Alfred Hitchcock	(1963)
The Hunger Games	Director. Gary Ross	(2012)
Contact	Director. Robert Zemeckis	(1997)

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