

1 West
Regent
Street
Glasgow

1 West Regent Street is an outstanding, very successful landmark office development, which completed mid 2015, to offer occupiers the highest quality workplace environment achievable including outstanding environmental performance.

Enjoying an enviable situation on the edge of both the retail and business cores, substantially let up, the remaining floors offer the best offices currently available to lease in Glasgow and early viewing is recommended.



34,116 sq ft
of Grade A office
accommodation
remaining



double height reception

1 West Regent Street has a stunning double height entrance hall incorporating first class finishes.

A colour palette of contemporary tones set against hardwood finishes creates a fresh, modern and welcoming environment upon arrival. An impressive and fully manned reception desk benefits from a striking back-lit feature wall.

Security gates provide additional protection prior to entering the lift lobby area, where six high speed lifts access the office floors, the car park and the mezzanine locker and changing area. Free Wi-Fi and toilets are also available in this area.





open plan

1 West Regent Street offers large, open-plan and virtually column-free floor plates with full height curtain wall glazing.

floor 1:
13,884 sq ft

natural light

Natural light pours into the work space with occupiers enjoying a strong connection with the outside from within.

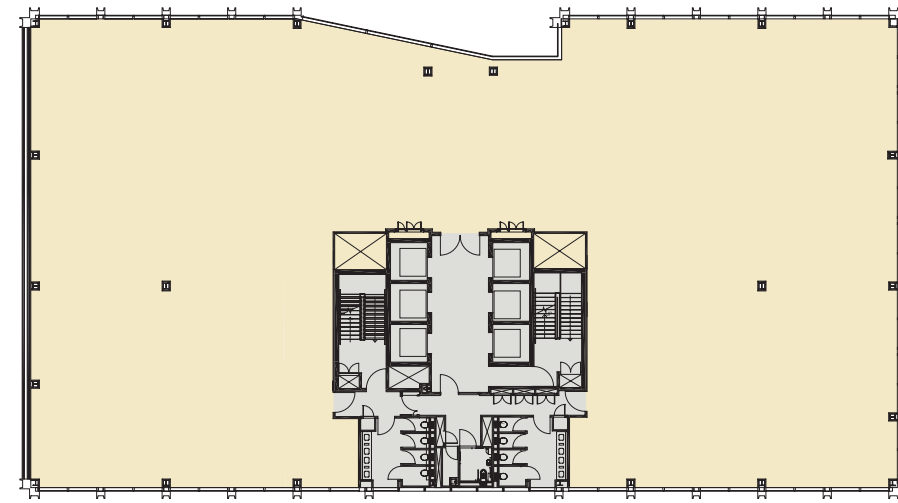


floor 2:
13,789 sq ft

flexible space

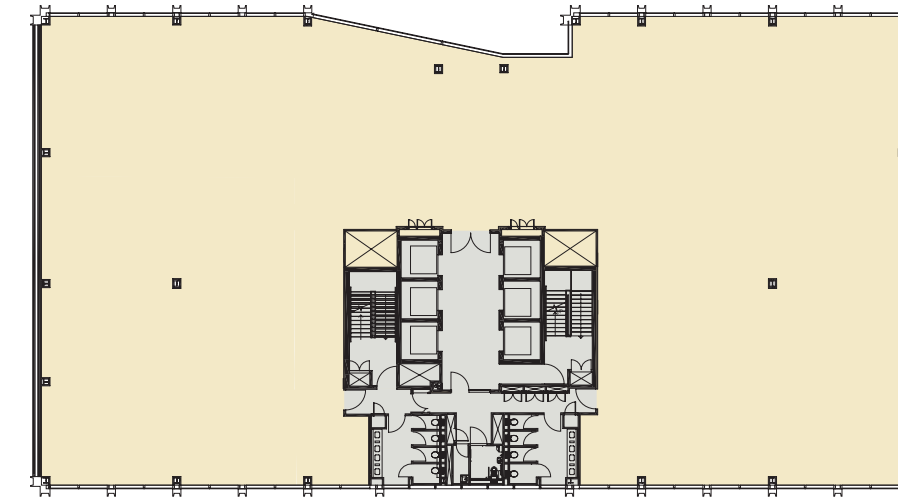
Schedule of accommodation

Floor	sq ft	sq m	availability
Tenth	12,818	1,191.8	Let to Weir Group
Ninth	12,824	1,191.4	Let to Weir Group
Eighth	13,671	1,270.1	Let to Global Radio
Seventh	13,681	1,271.0	Let to Arup
Sixth	13,695	1,272.3	Let to FDM Group
Fifth	13,702	1,273.0	Let to CMS
Fourth	6,443	598.5	To Let
Third	13,702	1,273.0	Let to Shepherd Wedderburn
Second	13,789	1,281.0	To Let
First	13,884	1,289.9	To Let
Total remaining	34,116	3,169.4	

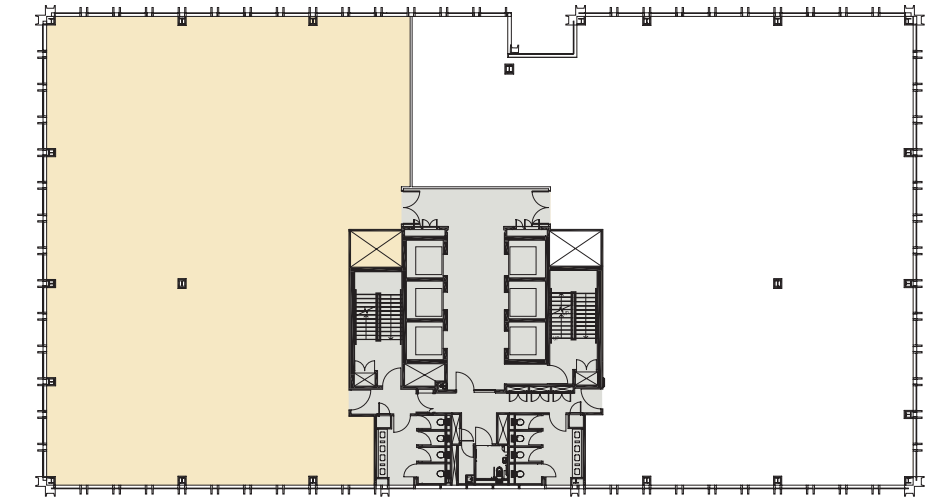


First floor – 13,884 sq ft / 1,289.9 sq m

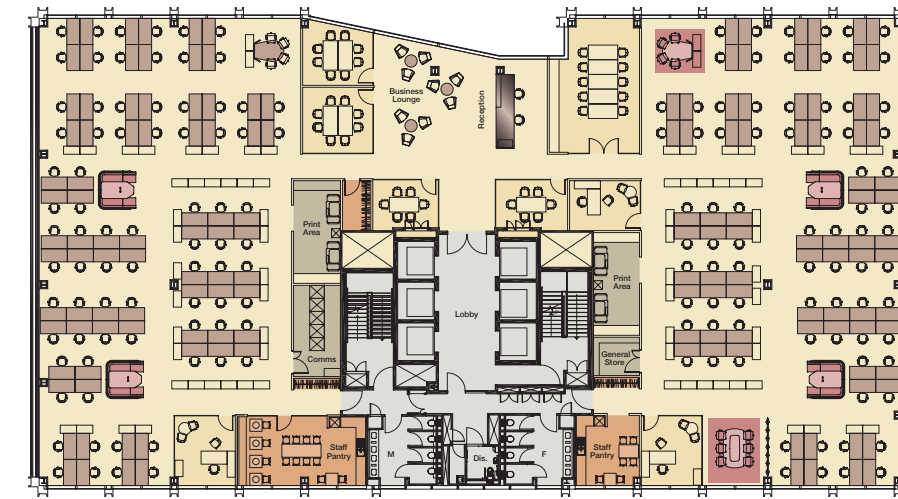
Clear, open-plan floor plates designed to an occupational density of 1/8m².



Second floor – 13,789 sq ft / 1,281 sq m



Fourth floor – Part to Let – 6,443 sq ft / 598.5 sq m



First floor medium density space plan 8 sq m per person



Fourth floor medium density space plan 8 sq m per person

working space

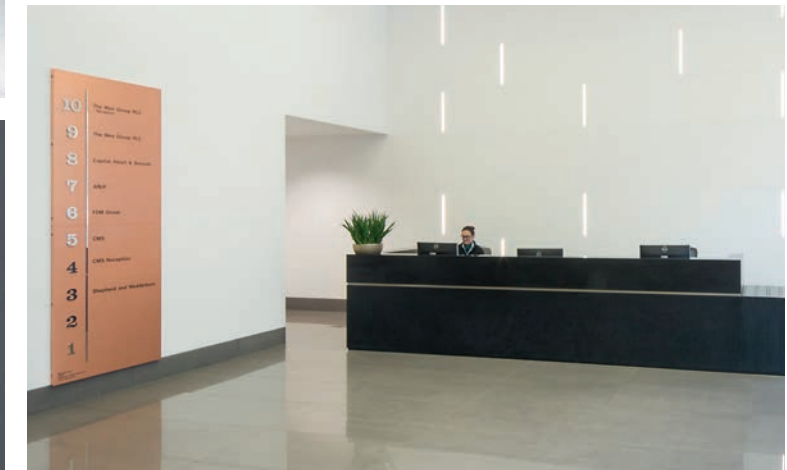
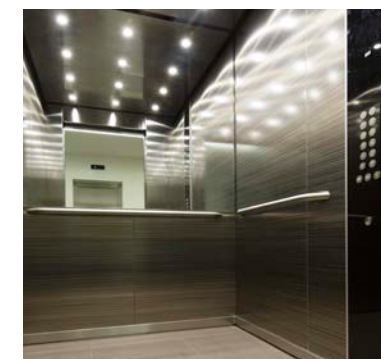
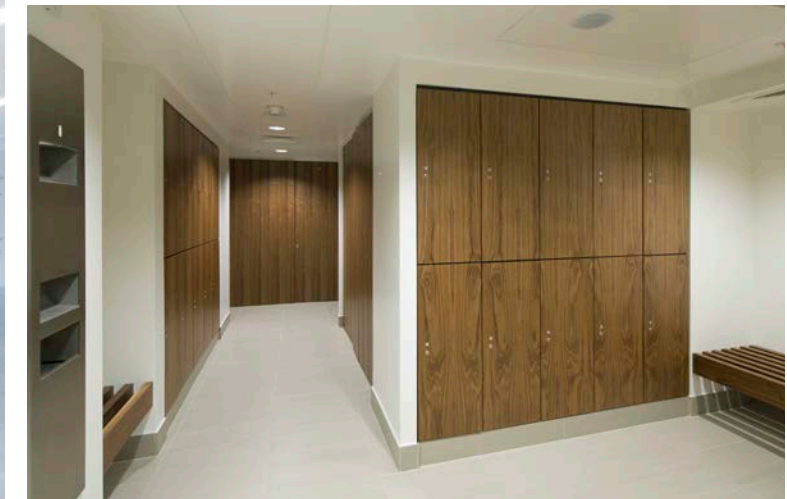
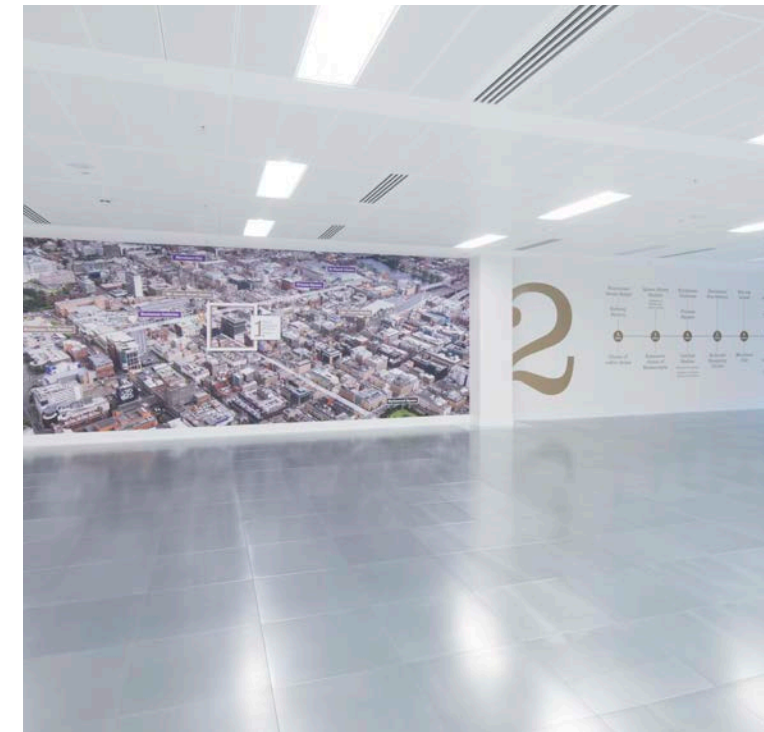
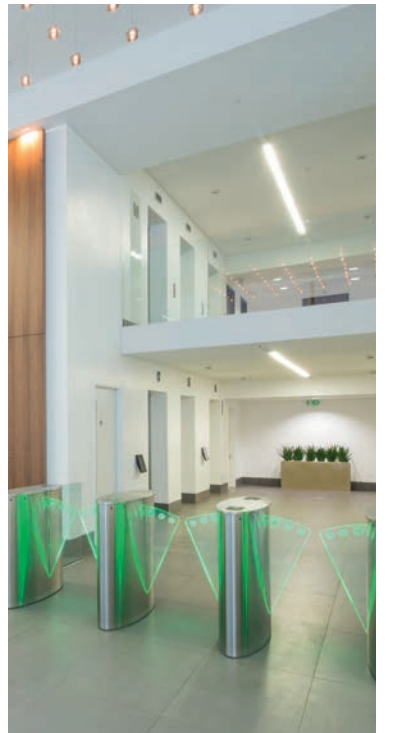
1 West Regent Street offers flexibility in its space enabling the creation of bespoke surroundings to suit different working styles. Excellence in its environmental credentials is combined with style and functionality throughout.

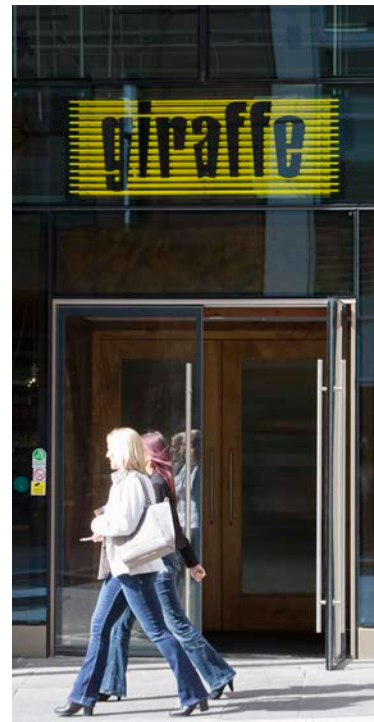
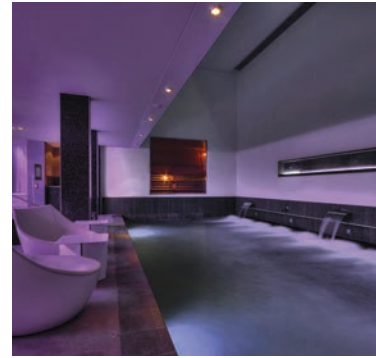
floor 4:
6,443 sq ft



unique specification

- Six BCO compliant 17-person high speed passenger lifts.
- 2.8m clear floor to ceiling height.
- Full metal raised access flooring.
- Metal suspended ceiling with recessed high efficiency LG7 light fittings.
- 24 hour manned building.
- Security entry barrier system.
- Garaged car parking spaces.
- 54 bicycle racks.
- Full DDA compliance throughout.
- Unique changing/locker rooms with showers.
- Automatic Building Management System.
- VRF air conditioning system.
- Air conditioning designed to an occupancy of one person per 8 sq m with the ability to increase to one person per 6 sq m.
- “Very Good” BREEAM Rating.
- EPC ‘A’ rating.
- Lower running costs due to energy efficiency.





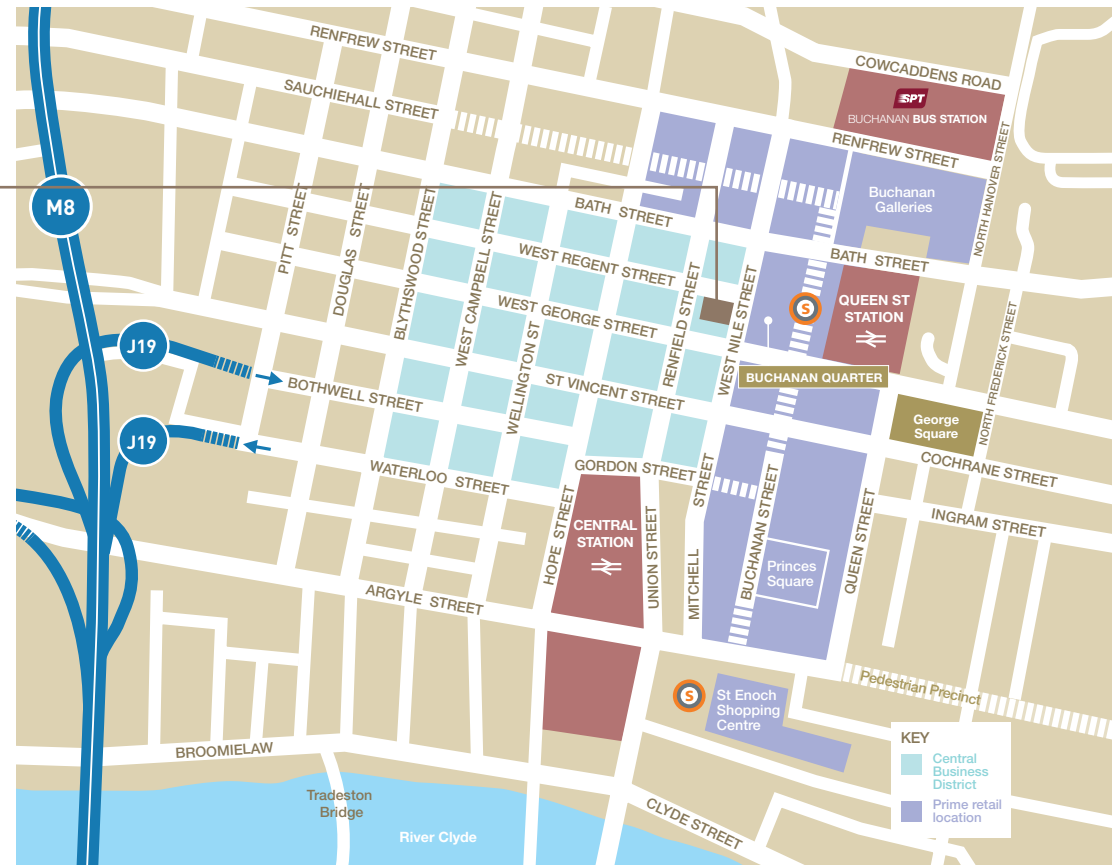
a vibrant setting

1 West Regent Street is one of Glasgow's most sustainable and contemporary developments. In contrast, the development sits comfortably beside a separate iconic listed art deco building – a historic remnant of its previous cinematic roots.



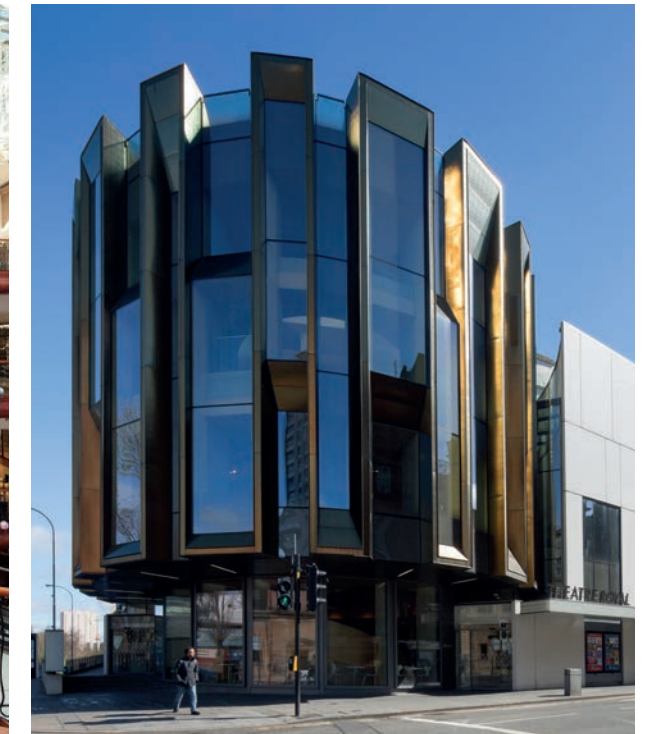
the No 1 location

1 West Regent Street
Glasgow



1 West Regent Street sits on a prominent corner of West Nile Street and West Regent Street; a prime office location in the traditional Central Business District.

The development is immediately adjacent to the prime retail zone and the new Buchanan Quarter scheme, a three minute walk from Queen Street Station, a four minute walk from Glasgow Central Station and a five minute walk from Buchanan Bus Station.



Owned by



1 West
Regent
Street
Glasgow

For further information contact the joint letting agents



www.1westregentstreet.com

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