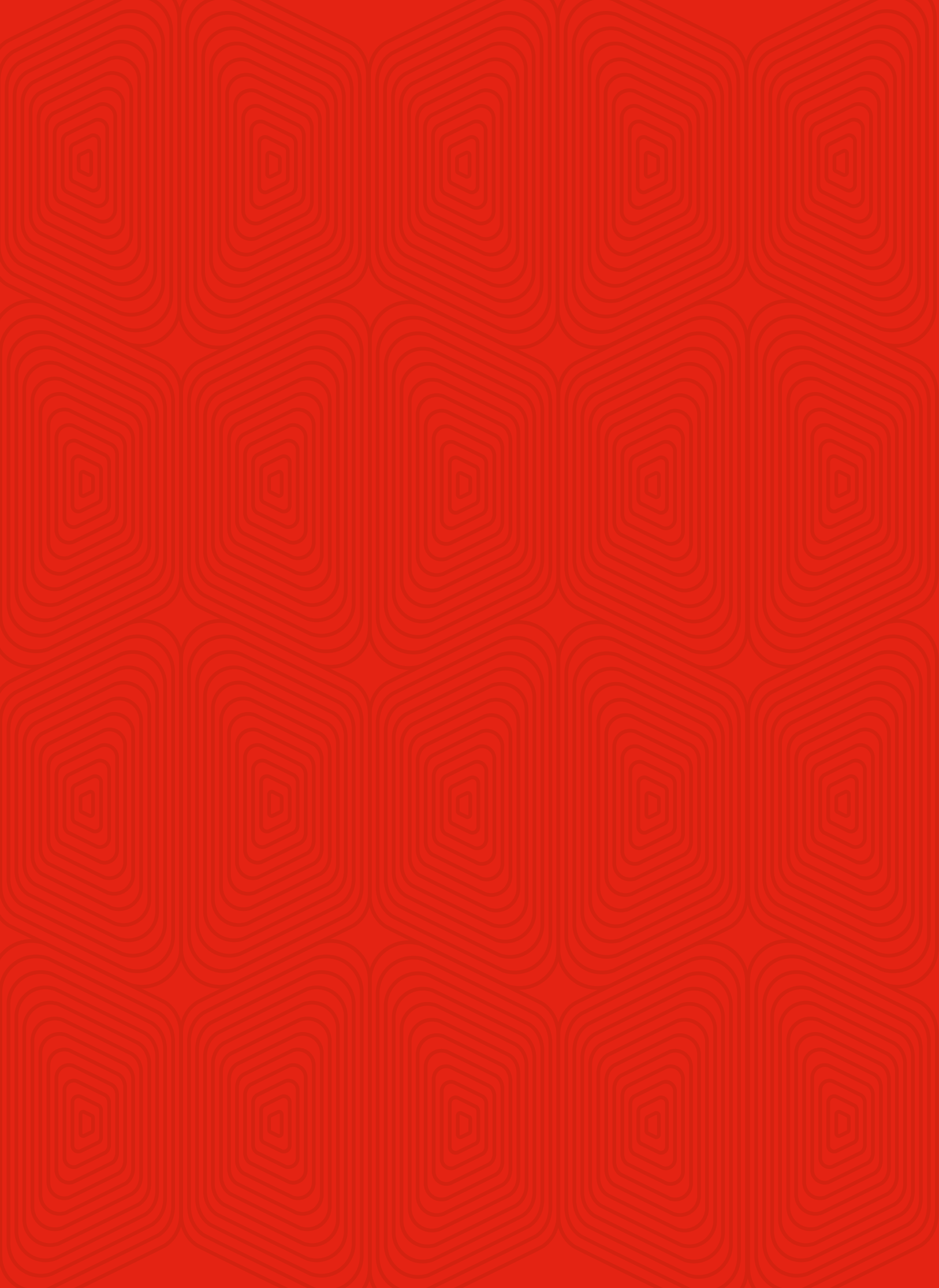


RED
DALMARNOCK





RED





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QUANTUM SHIFT

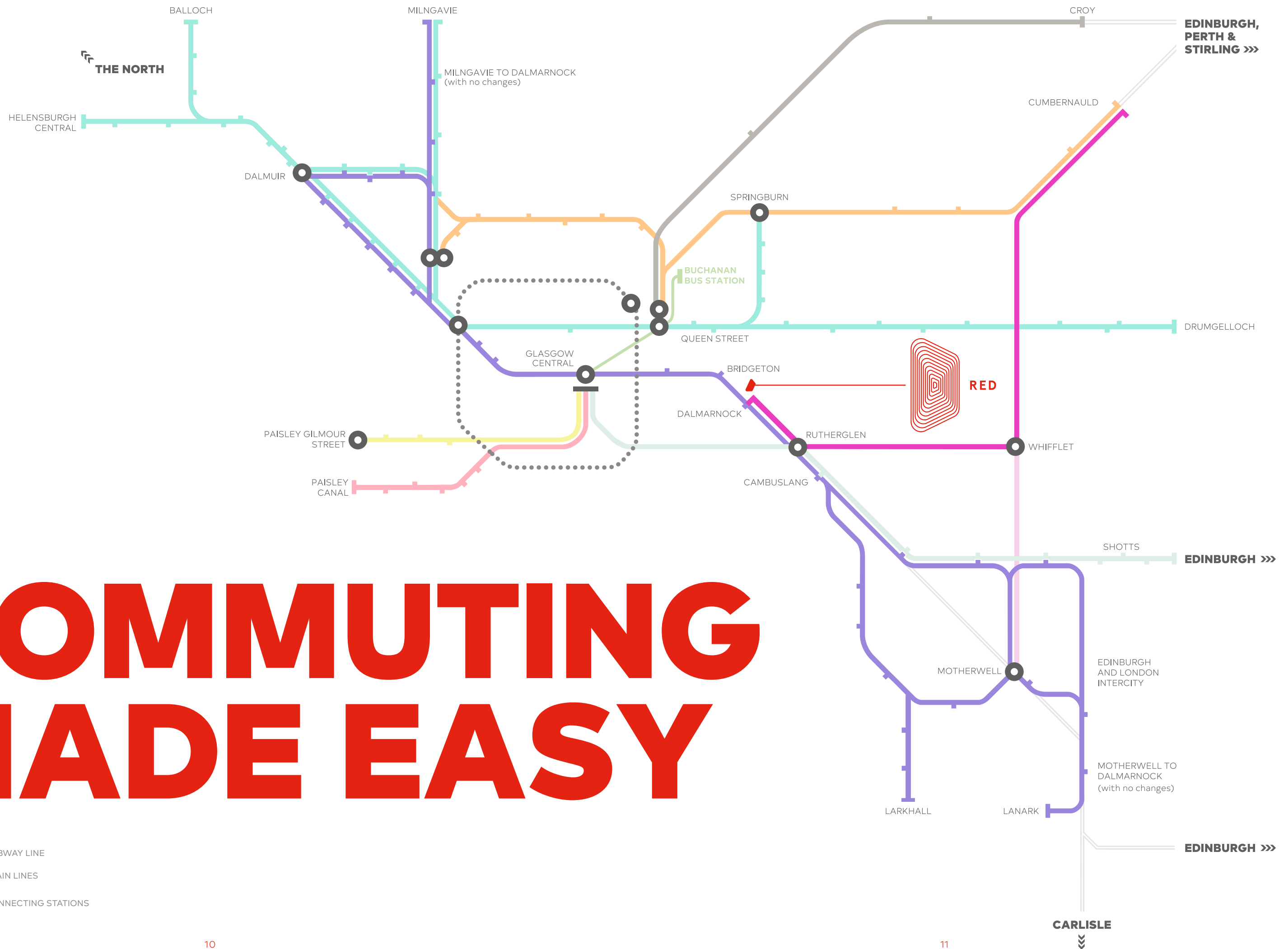
It's happening now in the East End of Glasgow. Perceptions are shifting as people waken up to all that the area has to offer in terms of lifestyle, community and connectivity. Over 5,500 new jobs have been attracted to the area and over 1,800 of those are working in public sector agencies.

When regeneration on this scale gains momentum, it's the early adopters, recognising that a quantum shift is underway, that reap the benefits. So here's your chance to join the movement and contribute to national inclusive economic growth whilst benefiting from the outstanding space available, in what is set to be one of Glasgow's most future proofed office buildings.

REVITALISED
ENERGISED
DALMARNOCK

94,000 SQ FT OF CUTTING
EDGE **GRADE A** SPACE





COMMUTING MADE EASY

JUST THE TICKET!

NEAREST TRAIN STATION?

Just step across the road to Dalmarnock Station.

JOURNEY TIMES:

.....	Rutherglen	2 minutes
.....	Bridgeton	2 minutes
.....	Argyle Street	6 minutes
.....	Glasgow Central	8 minutes
.....	Exhibition Centre	13 minutes
.....	Partick	17 minutes
.....	Hamilton Central	19 minutes
.....	Whifflet	20 minutes
.....	Motherwell	28 minutes
.....	Paisley Gilmour Street*	28 minutes
.....	Milngavie	32 minutes
.....	Cumbernauld	47 minutes
.....	Edinburgh Haymarket*	1 hr 13 mins

*one change

NEAREST BUS STOP?

Just step out the door...

The following bus routes run immediately adjacent or within a short walk of the RED building, servicing the city centre, the Glasgow conurbation and beyond. The highly affordable CG1, Clyde Gateway Bus Route accessing the local area and linking with four rail stations stops outside the building.



BUS ROUTES:

46 267 21 65 18 263 CG1 64

YOU CAN WALK...



CITY CENTRE
25 MINUTES

OR RUN

CLYDE WALKWAY,
RICHMOND PARK &
GLASGOW GREEN
ALL 5 MINUTES



NO TICKET REQUIRED!

CYCLE

150 CAR PARKING
SPACES & **103** CYCLE
SPACES AVAILABLE
AT RED

AND
PARK!



JUNCTION 1A M74
2 MINUTES
GLASGOW AIRPORT
15 MINUTES

DRIVE

NATIONAL CYCLE ROUTE 75
3 MINUTES
NATIONAL CYCLE ROUTE 756
4 MINUTES
ADJACENT TO GLASGOW
NEXTBIKE STATION



THE EAST END IS EVOLVING

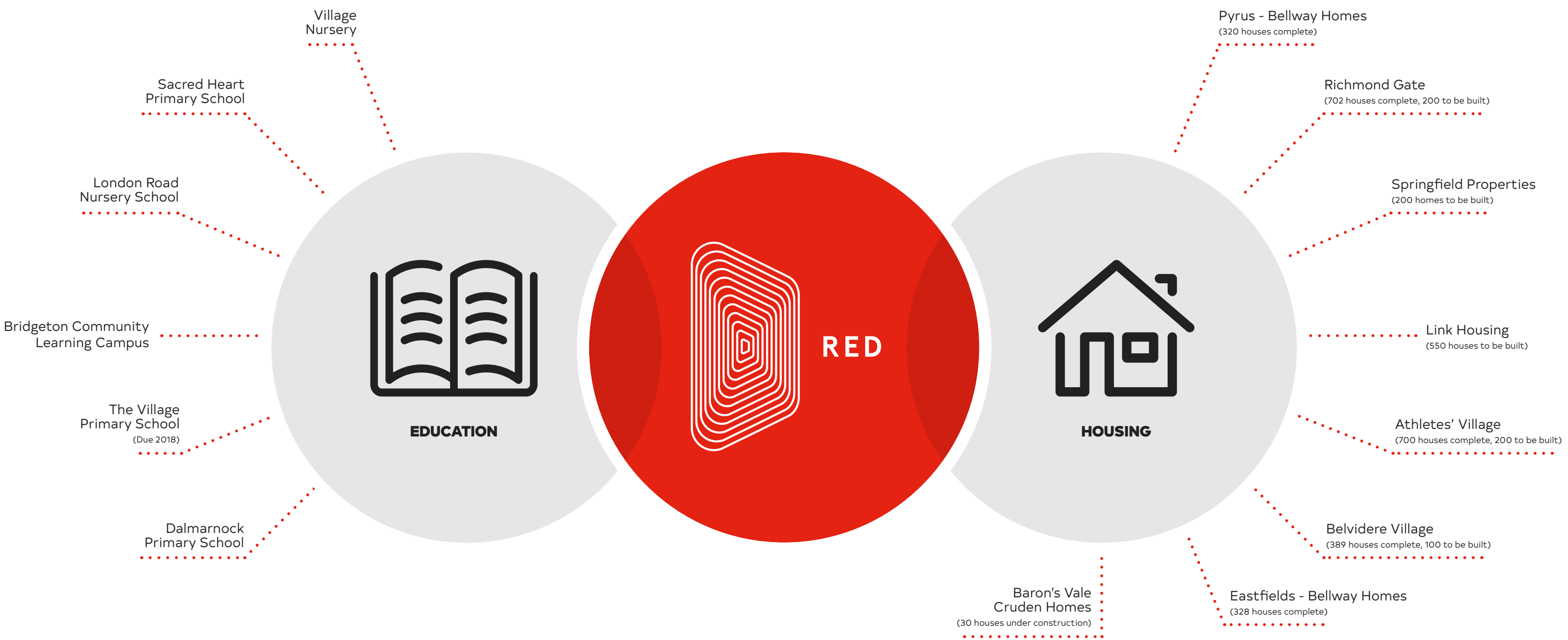
These days Glasgow is in continual transition, however, nowhere has change been more noticeable than in Glasgow's East End. Courtesy of major infrastructure projects including the extension of the M74 and Clyde Gateway, the massive scale regeneration project, this former industrial area has undergone a dramatic transformation.

The legacy of the hugely successful 2014 Commonwealth Games has spurred on the rate of change with new residents and businesses moving to the area, helping to build a vibrant new community. And with numerous new residential and business developments currently underway, the East End is set to go from strength to strength.



A GROWING COMMUNITY

The East End has experienced a major influx of new residents drawn by the many benefits that the area provides. 2,500 new homes have already been built and the potential exists for a further 6,000 with 2,500 of these already in the immediate development pipeline. And with high quality educational facilities a major consideration in attracting families, additional new schools are under construction.





WORKOUT

The East End's sporting offer is truly outstanding... here's just a taste of what's on offer.

EMIRATES ARENA:

Five-a-side Football, Fitness Studios, Sports Hall, Sports Arena

SIR CHRIS HOY VELODROME

GLASGOW GREEN FOOTBALL CENTRE

GLASGOW ROWING CLUB

GLASGOW NATIONAL HOCKEY CENTRE

BOXING SCOTLAND HIGH PERFORMANCE CENTRE

GLASGOW CLUB GORBALS:

Swimming, Indoor Tennis, Gym

GLASGOW ROCKS BASKETBALL CLUB

CUNINGAR LOOP WOODLAND PARK:

Outdoor Bouldering, Woodland Workout, Bike Tracks

TOLLCROSS INTERNATIONAL SWIMMING CENTRE

CROWNPOINT SPORTS COMPLEX:

Athletics, Tennis, Football, Gym, Fitness Studio

NATIONAL CYCLE ROUTE 75

NATIONAL CYCLE ROUTE 756

CLYDE GATEWAY WALKWAY

FLIP OUT TRAMPOLINE CENTRE

UNWIND

As regeneration has gained pace, new bars and restaurants have opened to complement the area's excellent leisure facilities.

CLYDE WALKWAY

WEST BREWERY

MERCHANT CITY

THE FORGE SHOPPING CENTRE & RETAIL PARK

CINEWORLD

GLASGOW CLUB GORBALS:

Steam Room & Spa

CITIZENS THEATRE

BARROWLAND BALLROOM

RICHMOND PARK

ST LUKE'S & THE WINGED OX

A'CHALLTAINN

SHAWFIELD GREYHOUND STADIUM

EMIRATES ARENA REFRESH SPA

GLASGOW GREEN

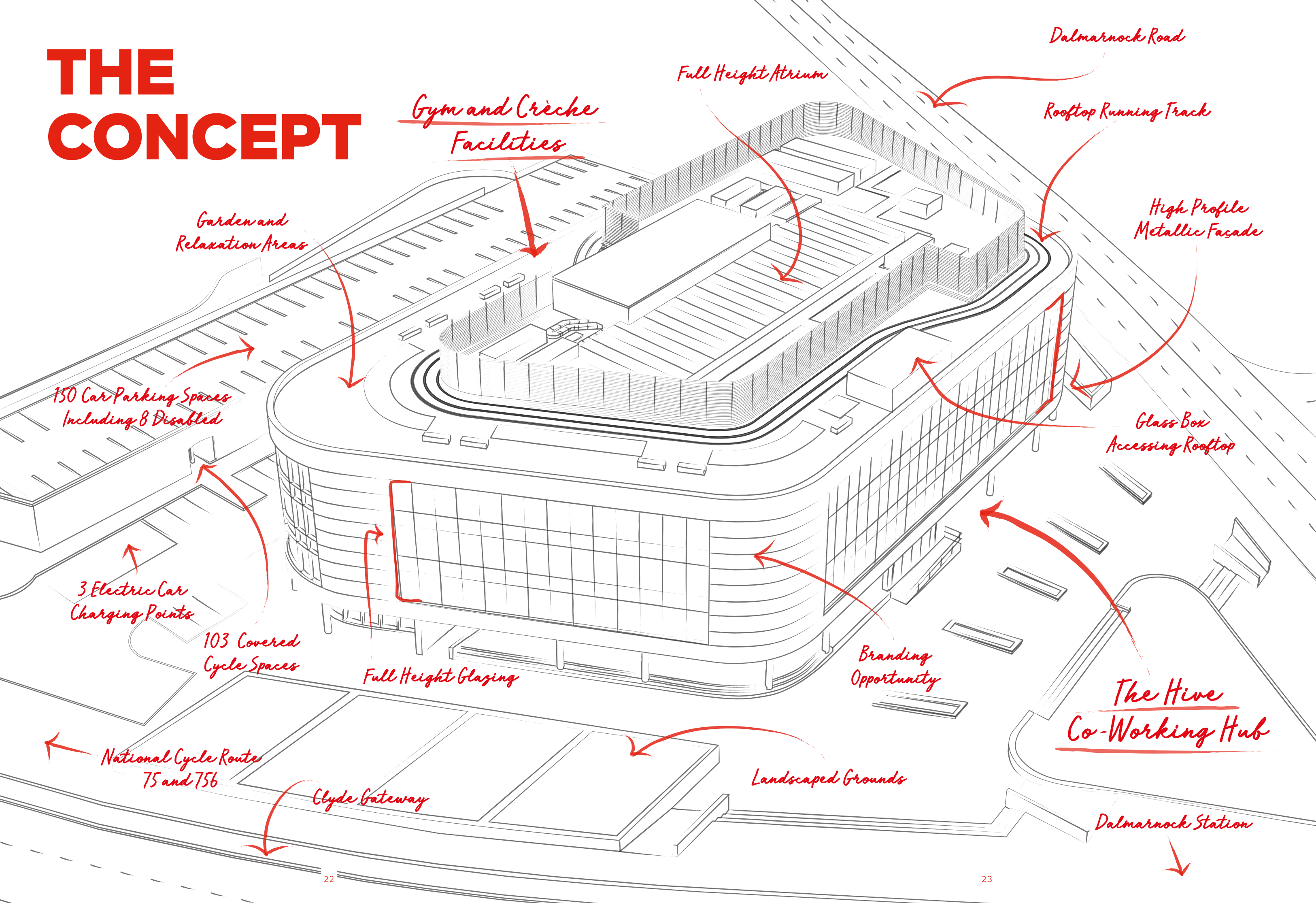
THE PEOPLE'S PALACE & WINTER GARDENS

DRYGATE BREWERY

THE JENNY BURN GRILL & PIZZA



THE CONCEPT



THE BUILDING

RED is a stunning new Grade A building located in Glasgow's vibrant East End. Set within its own island site, only 1.5 miles from Glasgow City Centre, RED delivers 94,000 sq ft of high quality contemporary space that is eminently suited to a single occupier seeking an outstanding headquarters opportunity.

Designed to meet the needs of modern business, the building brings together the latest technological innovations and performance enhancing features, creating inspirational space that can be tailored to individual requirements.

Transport provision is excellent with Dalmarnock Rail Station lying directly opposite and providing a metro frequency service every 10 minutes or less. Multiple bus routes run immediately adjacent the building and a nextbike station sits at the front of the property.

Junction 1A of the M74 is a 2 minute drive away providing easy access to both the national motorway network and Glasgow Airport, which can be reached within 15 minutes.



CONNECT. COLLABORATE. CREATE.

Step through the doors at RED and a towering four storey atrium floods the ground floor with natural light. The perfect space for informal meetings where people can connect, collaborate, create, exchange ideas or simply take a break. The Hive coworking space enables SSSA to attract and co-locate with other public agencies and Third Sector bodies who jointly are working on delivering a shared agenda of fairness and welfare support. Staff and visitors can enjoy a coffee and a snack from the café or just sit back, relax and take it all in. Imagine the feeling of a contemporary boutique hotel lobby – a buzzing space that everyone can benefit from.





ENLIGHTENED SPACE

Full height glazing floods each floor with natural light creating a bright and inspirational working environment that can be planned to suit your business needs.

SPECIFICATION

- 2.8m floor to ceiling height
- Central atrium
- Staffed reception
- Secure entry
- Feature central stair
- 3 lifts
- 150mm raised access floor
- Floor to ceiling glazing
- Male/female and accessible toilets on all floors
- 150 car parking spaces
- 3 electric car charging points
- 103 cycle spaces
- Showers, lockers and drying facilities
- Rooftop running track and garden/relaxation areas
- Café/servery
- BREEAM 'Excellent' targeted
- EPC 'A' targeted
- WiredScore certification targeted
- WELL ready
- Connected to a low carbon district heating network

SCHEDULE OF ACCOMMODATION

Third Floor	25,543 sq ft	2,373 sq m
Second Floor	25,543 sq ft	2,373 sq m
First Floor	25,543 sq ft	2,373 sq m
Ground Floor	17,438 sq ft	1,620 sq m
TOTAL	94,067 sq ft*	8,739 sq m*

*The Net Internal Areas of the building have been designed to flex up and down.

SPACE PLANS

TYPICAL UPPER FLOOR:



SIZE: 25,543 SQ FT TOTAL WORKSPACES: 276 (based on a ratio of 1:8.5 sq m)

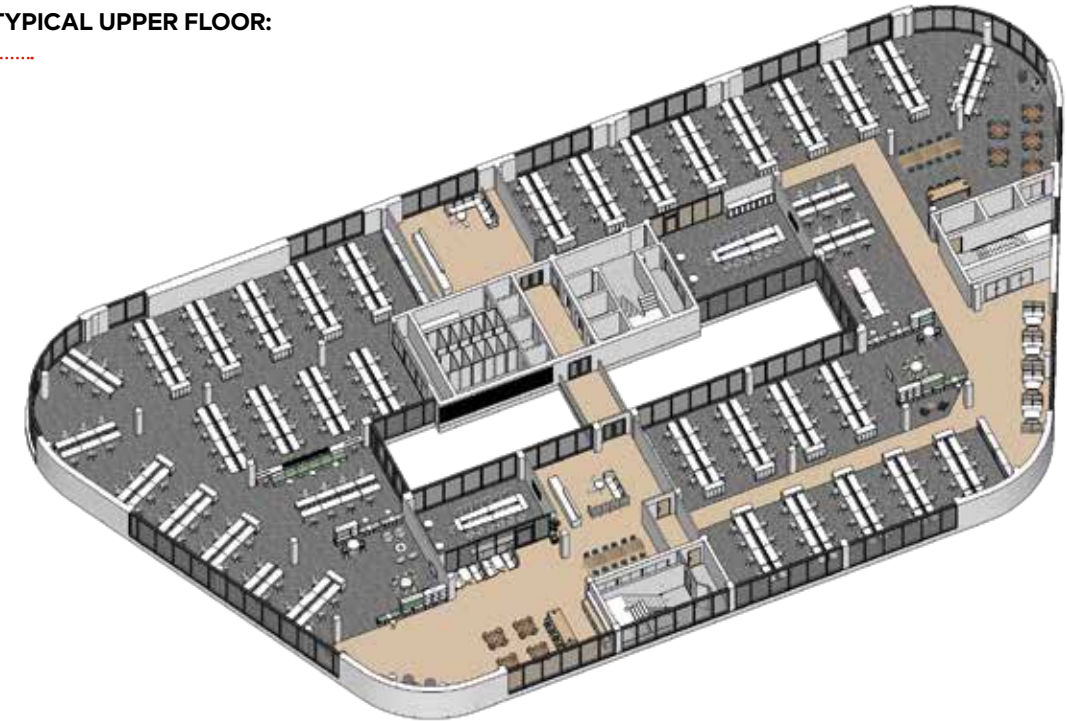
GROUND FLOOR (THE HIVE CO-WORKING HUB):



SIZE: 17,438 SQ FT

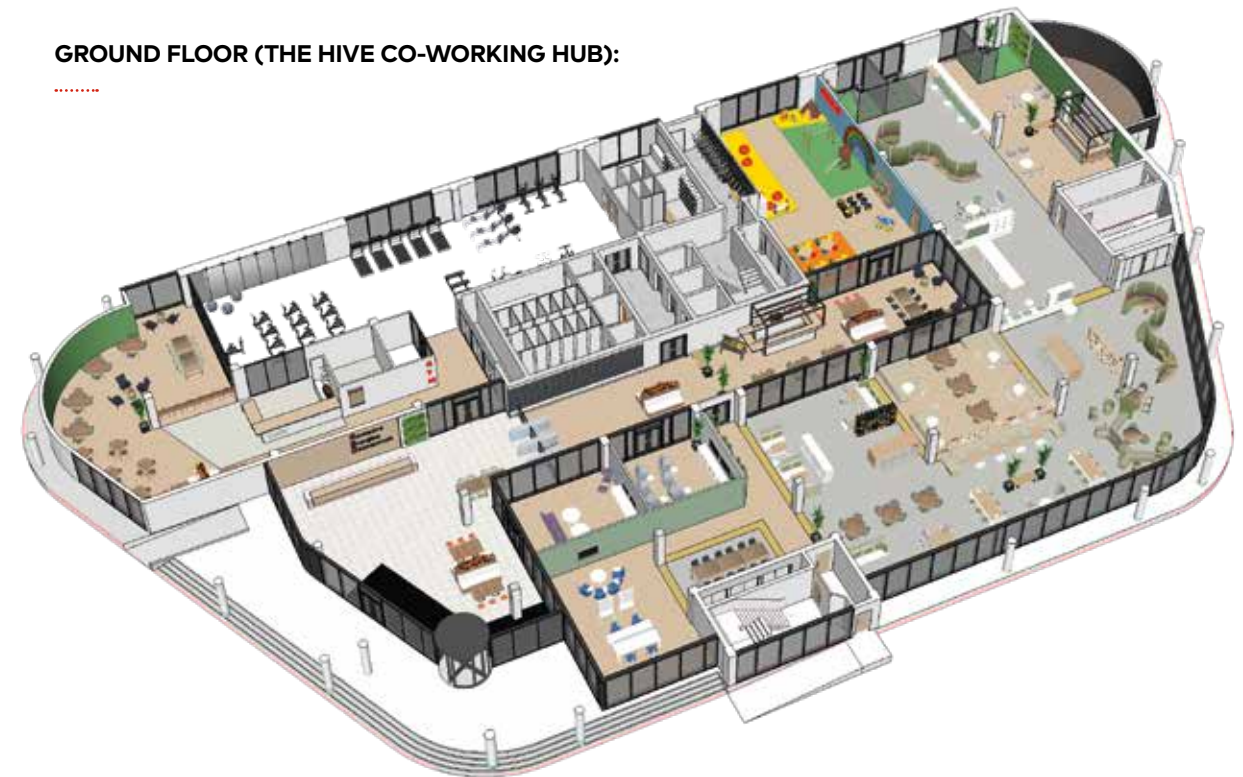
3D PLANS

TYPICAL UPPER FLOOR:



SIZE: 25,543 SQ FT TOTAL WORKSPACES: 276 (based on a ratio of 1:8.5 sq m)

GROUND FLOOR (THE HIVE CO-WORKING HUB):



SIZE: 17,438 SQ FT

MASTERPLANNED FOR WELLBEING

These days it's about attracting and retaining the best talent. To achieve this, you need to provide work space that is engaging and encourages creativity - a working environment that takes into account wellbeing. From the initial concept stage and throughout the evolution of the RED building the wellness agenda has been to the fore.

The potential exists for first class locker, shower and changing facilities to encourage people to choose a healthy commute, while the option of a ground floor café could provide a range of nourishing and nutritious snack options to help kick start the working day. The feature central stair and multiple breakout areas encourage movement and activity, whilst floor to ceiling glazing floods the floor plates with natural light, a key component in maximising productivity. Uniquely the rooftop can incorporate a terrace offering space to catch a breath of fresh air and a running track for those who like to workout at lunchtime or after work.



SUSTAINABILITY AND DATA CONNECTIVITY

THIS IS THE PLACE TO BE CONNECTED

We understand that your ability to do business at our centres depends on a fast, secure and reliable connection to the internet and that your customers need to be able to reach you from the moment you move in.

Our investment in both internet and telecoms infrastructures enables you to get started straight away, without unnecessary costly expenditure on IT systems, connectivity and telephone connections.

With minimum 1GB circuits giving 1:1 symmetrical bandwidth into every building, our centres have the robust, high-quality internet connection needed to safeguard your business.

Our network is designed with diverse connections and backup to ensure service is reliable and resilient.

DISTRICT HEATING SOLUTION (SHARC)

RED will be the first Scottish Government office to connect to a low carbon district heating network which takes heating and cooling from adjacent waste water pipes. The system is currently being installed following investment of £1.9m from the Scottish Government's Low Carbon Infrastructure Transition Programme (LCITP).

The SHARC technology already used internationally intercepts wastewater that is flushed down the drain from Scotland's homes and businesses. SHARC's heat pump technology amplifies the natural warmth within the sewer system, generating clean, renewable thermal energy for commercial and residential buildings, reducing heating costs and carbon emissions.

The RED building will utilise SHARC to provide cost effective heating.

BREEAM®

breeam.com



wellcertified.com

fitwelSM

fitwel.org



wiredscore.com

PROJECT TEAM

For further information please contact the sole letting agent:



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COST CONSULTANT:



MECHANICAL & ELECTRICAL ENGINEERS:



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NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



**CONNECT.
COLLABORATE.
CREATE.**