

100 BORRON STREET

PORT DUNDAS

100borronstreet.com



A DYNAMIC PLACE TO DO BUSINESS

100 Borron Street is a vibrant business community at the heart of Glasgow offering an impressive choice of multi-functional business units and wide range of top quality floor space.

Built on the banks of the magnificent Forth and Clyde Canal, Borron Street has been at the heart of Glasgow trade and industry since 1786.

Catering for businesses large and small, you'll find an array of differently sized premises ready for early occupation. So whatever your company needs, we'll ensure you get the space to match — and on terms tailored to meet your business needs.

Perfect for business, arts and leisure, being a Borron Street tenant means you

can enjoy superior service and fantastic transport links — and all just minutes from Glasgow's bustling city centre.

And if you need some extra room for an extra-special event, we have flexible warehouse space for hire too. It's ideal for exhibitions, installations and film or TV locations.

So whether you're looking for a temporary or permanent home, take a look around and find out how you can become part of our community — and take your own place in history.

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EASY TO FIND

Getting to **Borron Street** couldn't be simpler. Located just a short walk from the bustling heart of Glasgow, you'll love the fantastic transport links to the City Centre and beyond. ↓

We're just a five-minute ride from Glasgow's two main railway stations, with frequent bus services to and from the city centre. Glasgow Airport is a 20-minute drive away. And you can cycle to work along the riverside paths or walk from the city centre too.

If you're driving, we're just off the M8 motorway via junction 16, with plenty of free on-site parking for visitors.

And although Glasgow's right on your doorstep, getting in and out is quick and easy — so it's in the perfect position for both you **AND** your clients.

Glasgow continues to attract some of the world's best businesses, so you'll fit right in with the neighbours. Plus recruiting is easy thanks to three universities and thousands of potential workers.

**FIVE-MINUTE RIDE
FROM GLASGOW'S
TWO MAIN RAILWAY
STATIONS**

FIND US ↓
100 Borron Street,
Glasgow G4 9XG



FLEXIBLE SPACE, WHATEVER YOUR BUSINESS

From large corporation to small start-up, Borron Street can provide the perfect space to help you.

Depending on how much room you need, we have multi-use offices and workshops available from 750 sq ft to 3,000 sq ft. We also have a number of larger warehouse units — ideal for a wide range of uses.

Please see our availability schedule.

As you can see, we already have a diverse range of trades open for business — **and we're always keen to welcome more.**



4c Design Engineering Consultancy

Alarm Supplies Scotland Ltd

Aro Print

The Traders Pit Stop Cafe

Cordia

Inter Continent Couriers Ltd

ITW Construction Projects

Mediascape Ltd

The Pictures

Rocco Espresso Ltd

Scottish Opera

SRS Autoparts

Vision Events



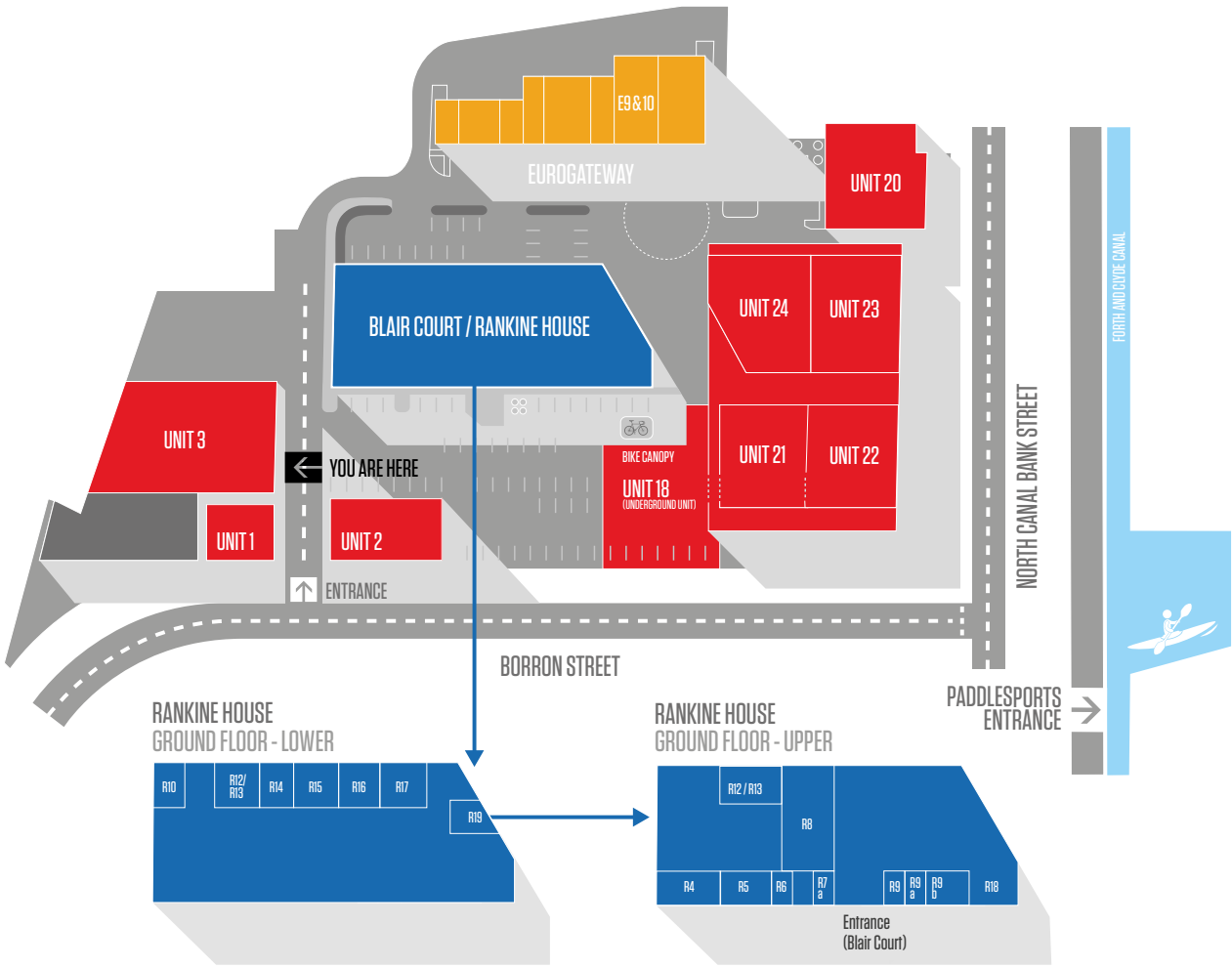
PROUD HISTORY... BOLD FUTURE

Borron Street stands on the site of the old Port Dundas terminus, which was established in 1786 and grew to become a thriving industrial centre.

At its peak in the 19th Century, the area was alive with granaries, distilleries, textile mills, glass factories, iron foundries, power stations and chemical and engineering works.

Although industry declined over the next 100 years, fresh life has now been breathed into the region, with the Forth and Clyde Canal transformed and the buildings along its banks converted into flats and offices.

Today, business and industry is growing once again in an exciting rebirth that has seen a new name for a new era — **100 BORRON STREET.**



CURRENT AVAILABILITY				
UNIT/SUITE NO.	SIZE SQ FT	RENTAL	RATEABLE VALUE	SERVICE CHARGE
Rankine House – 5	2,903	£19,700	£17,800	£2,761.20
Rankine House – 6	1,436	£12,900	£9,700	£1,368.80
Rankine House – 7A	479	£3,500	TO BE ASSESSED	£449.50
Rankine House – 9	1,705	£15,500	£13,200	£1,627.67
Rankine House – 9B	1,874	£11,250	£8,700	£1,792.71
Rankine House – 10	961	£9,000	£8,600	£919.85
Rankine House – 11	2,756	£19,300	£30,000	£2,525.20
Rankine House – 15	2,268	£12,500	£19,000	£2,168.37
Rankine House – 16	2,602	£14,500	£19,000	£2,478.00
Rankine House – 17	2,830	£15,000	£22,250	£2,690.95
Eurogateway – Units E9 & 10	3,919	£26,676	£35,750	£4,272.30
Borron Street – Unit 1	3,872	ON APPLICATION	TO BE ASSESSED	£3,252.60
Borron Street – Unit 3	30,766	£125,000	£70,500	£25,916.55
Borron Street – Unit 18B	6,297	£9,500	£13,100	£5,421.00
Borron Street – Unit 20	9,130	£27,390	£25,250	£7,693.65
Borron Street – Unit 21	8,727	£26,181	TO BE ASSESSED	£7,693.05
Borron Street – Unit 22	9,652	£28,956	TO BE ASSESSED	£8,131.50
Borron Street – Unit 23	14,609	£43,827	TO BE ASSESSED	£12,301.50
Payne Street - Unit 1A	1,632	£12,240	£11,000	£1,272.55
Payne Street - Unit 1D	2,232	£16,740	£13,500	£1,785.60
Payne Street - Unit 3A	1,900	£14,250	£15,000	£1,520
Payne Street - Unit 3B	1,900	£14,250	£11,300	£1,520

JOIN THE COMMUNITY

Come and visit us at **Borrone Street** and you'll soon discover that we're a thriving community of successful modern businesses, built on over 200 proud years of trade at the heart of Glasgow.



You and your clients will love our fantastic transport links — whether you're driving or just taking a short walk to the city centre.

There's plenty of reason to stick around too — our on-site café for starters. And we've got some great things planned for the future, including an urban gym, skate park, bike store and chillout area.

We think you'd like it here.

Visit for yourself and you'll soon see why.

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



BUSINESS . ARTS . LEISURE



GET IN TOUCH

If you'd like to find out more about what we have to offer at **100 Borron Street**, give us a ring or drop us a line. We look forward to hearing from you.

Please contact our marketing agents Ryden or Burns & Shaw:

T 0141 204 3838 or 0131 315 0029

E info@100borronstreet.com

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