

310

ST V I N C E N T ST

G L A S G O W

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WELCOME
TO 310, A
LANDMARK
BUILDING
IN THE
HEART OF
GLASGOW

TO LET

GRADE A OFFICES

2,964 SQ FT

TO

50,947 SQ FT

WELCOME

The extensive
refurbishment of 310 has
created stunning Grade A
office space, complemented
by high-end finishes and
feature terracing.





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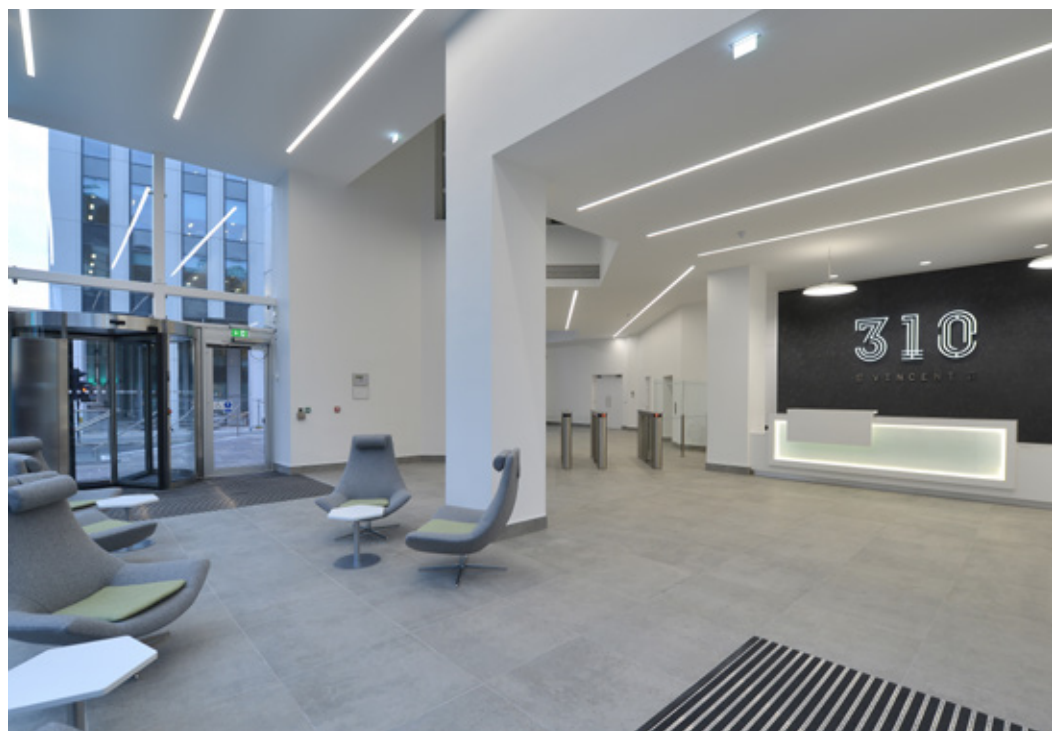
MAKE
AN
ENTRANCE



RECEPTION

The new double height,
light filled reception
creates an impressive
welcome to staff and
clients.

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CITY VIEWS

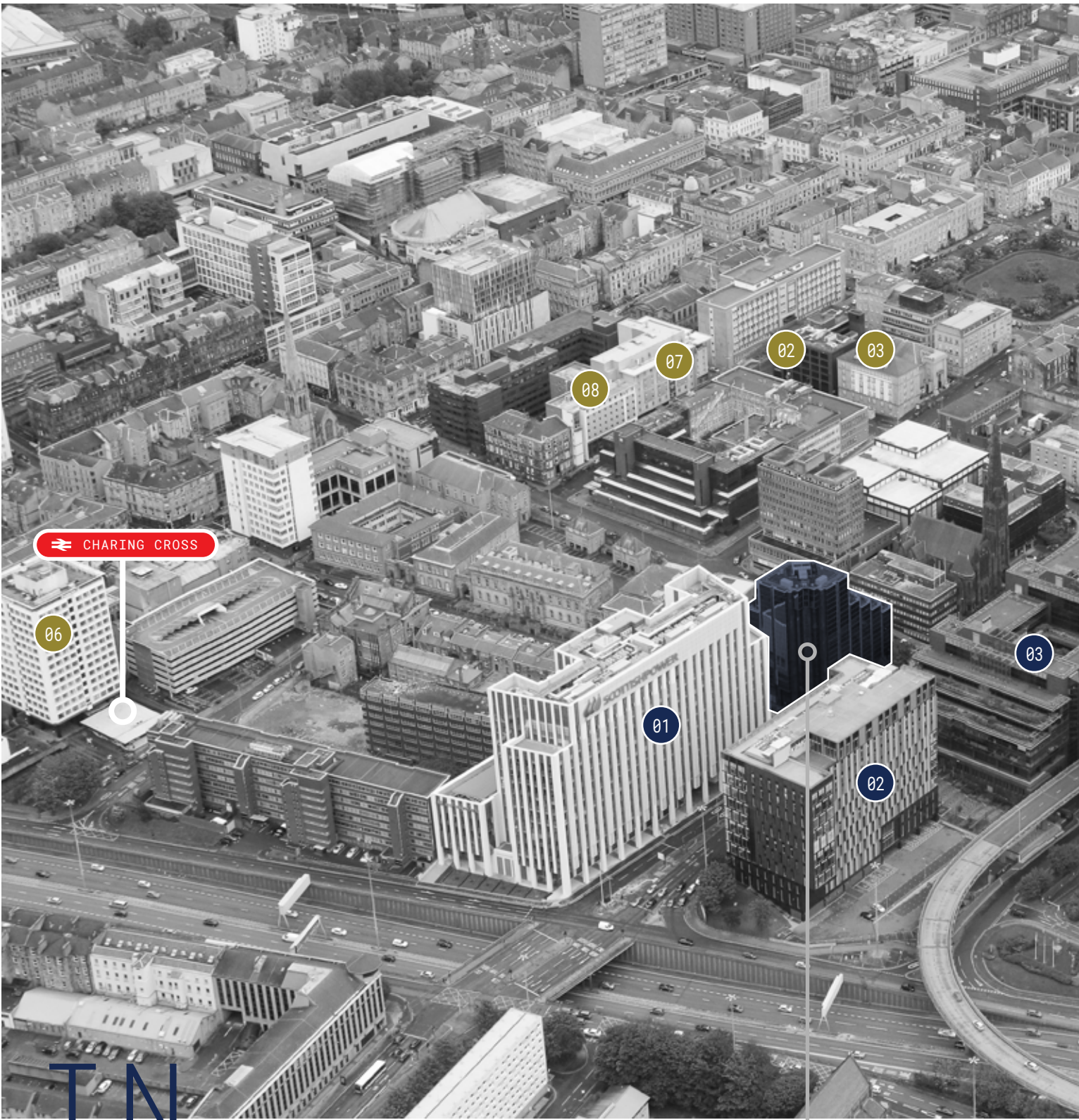
feature terraces and
light filled offices
provide panoramic views,
inside and out



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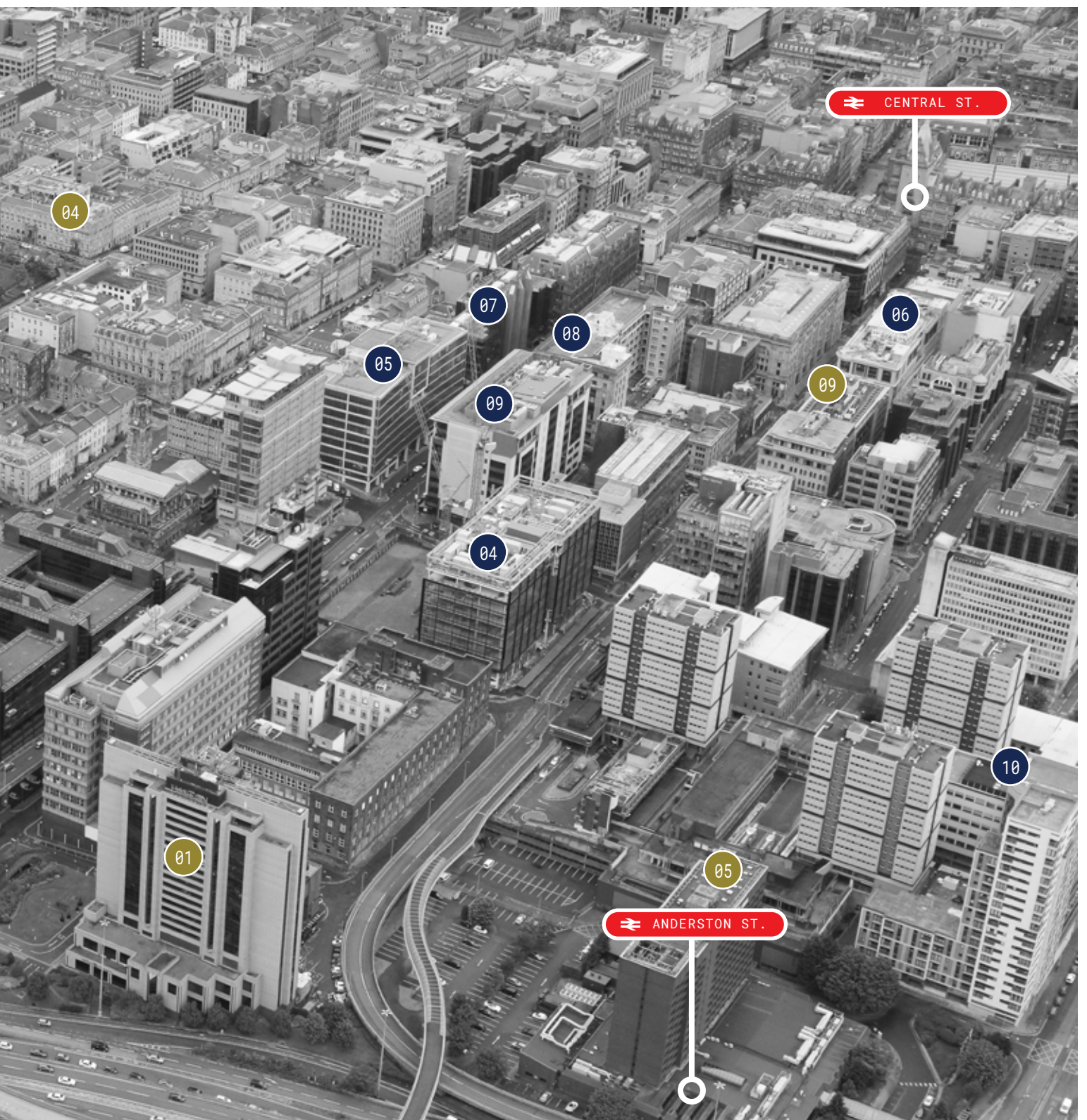




IN
GOOD
COMPANY

310

NAV : G 2 5 R G



BUSINESS

- 01- Scottish Power
- 02- KPMG
- 02- Whyte & McKay
- 02- Registers of Scotland
- 02- Mott MacDonald
- 02- Wood Group
- 02- Zurich
- 03- Santander
- 03- Phoenix Life
- 04- Morgan Stanley
- 05- Barclays Bank
- 06- JP Morgan
- 07- Student Loans
- 08- Jacobs
- 09- Pinsent Masons
- 09- PWC
- 10- Teleperformance
- 10- AXA



HOTELS

- 01- Hilton
- 02- Dakota
- 03- Malmaison
- 04- Blythswood Square
- 05- Marriott
- 06- Premier Inn
- 07- Novotel
- 08- IBIS
- 09- Indigo

ACCOMMODATION

INSPIRING WORKSPACE



310

ACCOMMODATION

The extensive refurbishment has created stunning Grade office space, complemented by high end finishes

- Working on a 1000 sqm office space
- New ceiling installation
- Building raised for visibility of all workstations
- All air conditioning replaced
- Installation of raised floor and server racks
- New LED lighting system with 2400 lumens
- New perforated metal ceiling tiles
- New acoustic tiles and floor cover
- Building Management System (BMS)
- Installation of digital office and 24-hour call
- New security system, fire and alarm system installed
- New security and fire alarm system installed
- New fire alarm system installed
- New fire alarm system installed
- New fire alarm system installed
- New fire alarm system installed

ACCOMMODATION



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- + Space from 2,964 – 50,947 sq ft
- + Grade A specification
- + Stunning panoramic views
- + External glass lift opening directly to floor
- + Feature terraces to some floors

OFFICE SPACE

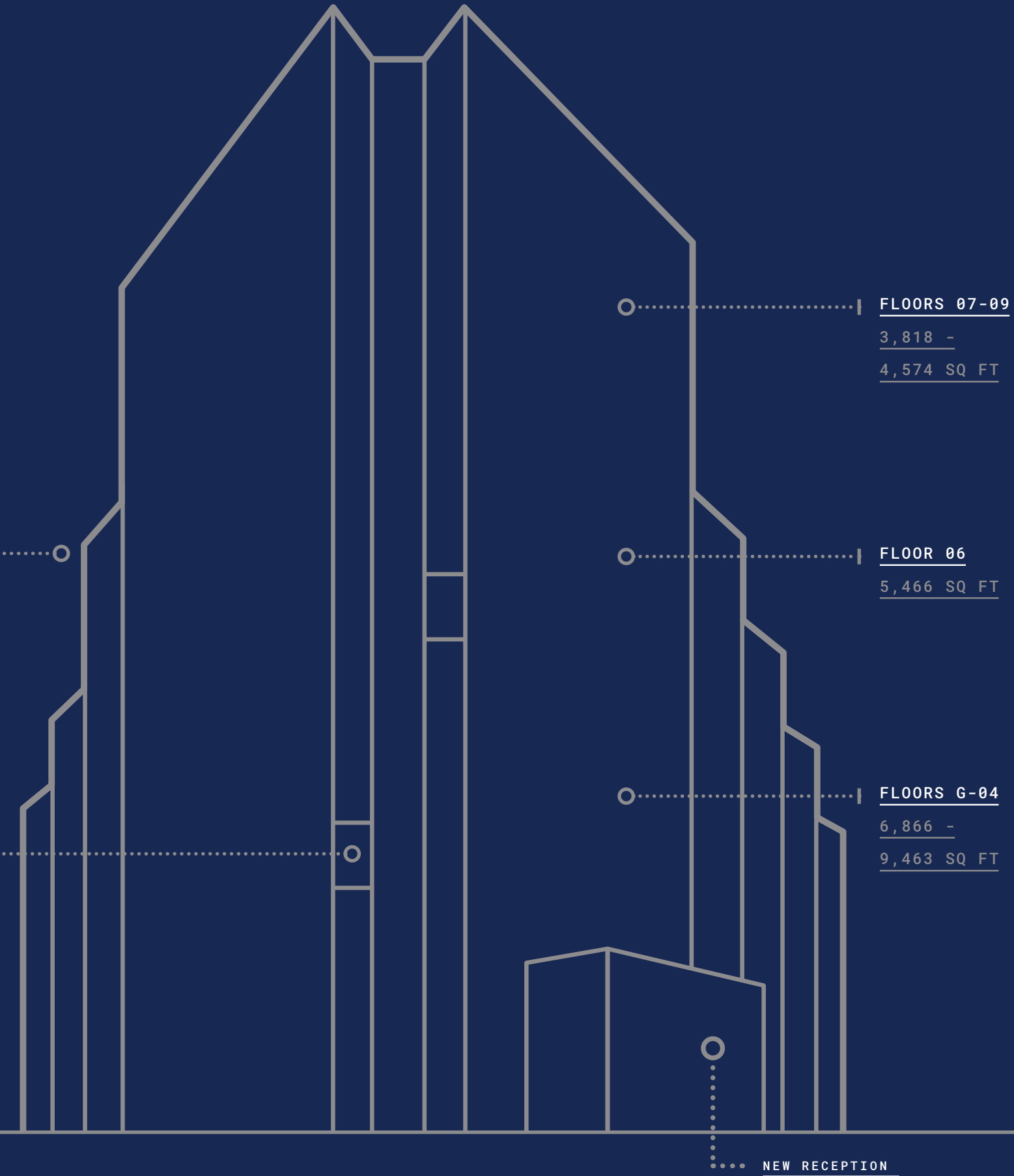
ACCOMMODATION SCHEDULE

FLOOR	SQ FT	SQ M
09	3,818	354
08	3,819	354
07	LET TO ONSCALE	- + ROOF TERRACE
06	LET TO CISCO	- + ROOF TERRACE
05	LET TO COWI	- + ROOF TERRACE
04	9,463	879
03	9,462	879
02	9,463	879
01	8,742	812
Ground West	LET TO LAWRIE IP	-
Ground East	3,902	362
B	2,278	211
Car Parking	46 spaces	
TOTAL	50,947	4,733

ROOF TERRACES | ...
TO FLOORS 5, 6 & 7

EXTERIOR GLASS LIFTS | ...
OPENING DIRECTLY TO
YOUR RECEPTION

310



NEW RECEPTION

— KEY FEATURES

INDICATIVE SPACE PLAN



EXTERNAL GLASS LIFTS
OPENING DIRECTLY INTO
THE RECEPTION AREA

HIGH SPEC MALE, FEMALE
AND ACCESSIBLE TOILETS
ON EACH FLOOR

— OFFICE DESIGN

Corporate or creative,
meeting rooms or open
plan...310's unique floor
shape lends itself well
to creating contemporary
interior spaces with
panoramic views, abundant
natural light and outside
terrace space.

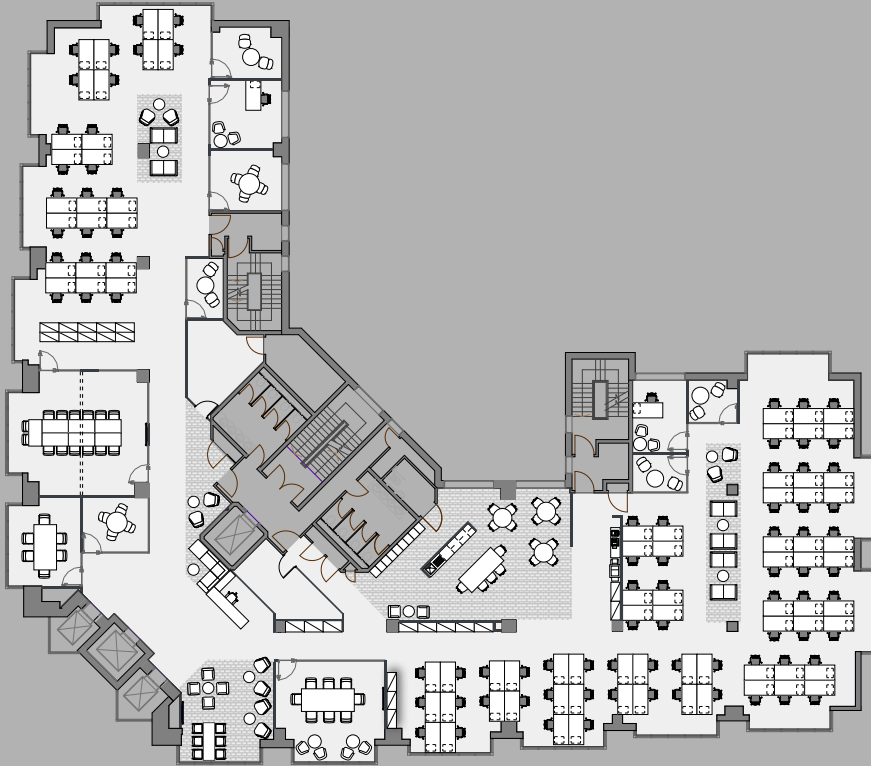
.....| RANGE OF SIZES WITH
FLEXIBLE WORKING AREA



.....| STUNNING ROOF TERRACES TO
COMPLEMENT YOUR SPACE

FLOOR 02


9,463 SQ FT



1 : 10

10 sqm/person

 Desks:
88


-  X1 meeting for 14
X1 meeting for 8
X1 meeting for 6
X2 meeting for 4
X3 1:1 rooms
X6 informal meet



1 : 08

08 sqm/person
Agile working

 desks:
110

-  X1 meeting for 14
X1 meeting for 8
X1 meeting for 4
X3 1:1 rooms
X6 informal meet

FLOOR 07

4,574 SQ FT



1 : 10

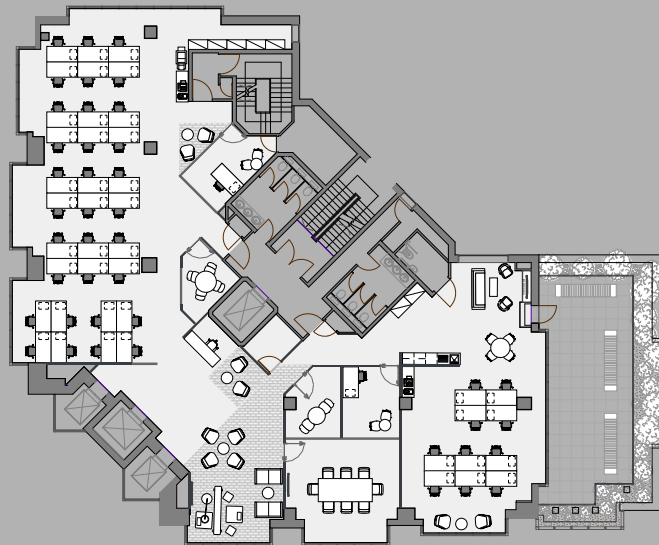
10 sqm/person



Desks:
42



x1 meeting for 8
x1 meeting for 4
x1 1:1 rooms
x2 informal meet



1 : 08

08 sqm/person
Agile working



desks:
53



x1 meeting for 8
x1 meeting for 6
x3 informal meet



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SPECIFICATION

The extensive refurbishment has created stunning Grade A office space complemented by high-end finishes.

- + Striking new double height glazed entrance
- + Welcoming reception lobby, desk and waiting area
- + High Efficiency new air conditioning throughout
- + Building Management System (BMS)
- + LED lighting
- + Perforated metal tiled suspended ceiling
- + Male, female and accessible toilets on each floor
- + 3 contemporary glazed lifts and 1 goods lift
- + Extensive shower, changing and drying facilities
- + 46 car parking spaces (1:1,421 sq ft)
- + 69 Bicycle racks (1:926 sq ft)
- + EPC rating - B
- + Raised access floor



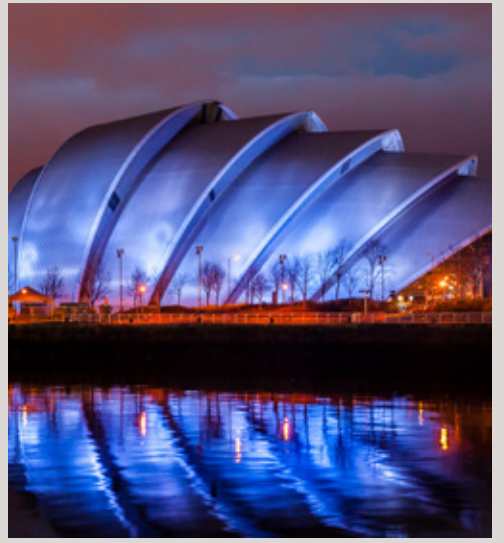
LIFE - STYLE

— AMENITIES

options to suit
all requirements
day and night.



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KEY

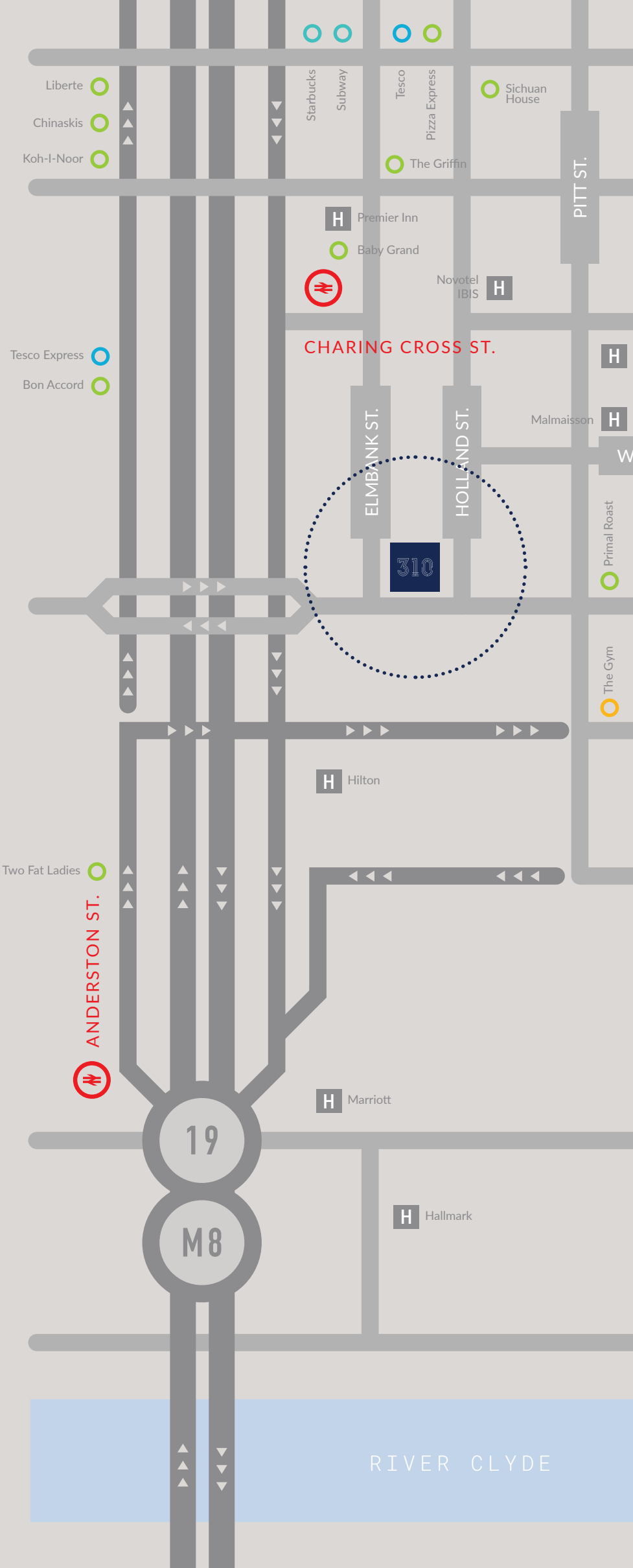
-  RESTAURANT / BAR
-  COFFEE / SANDWICH
-  CONVENIENCE
-  FITNESS / GYM
-  HOTEL

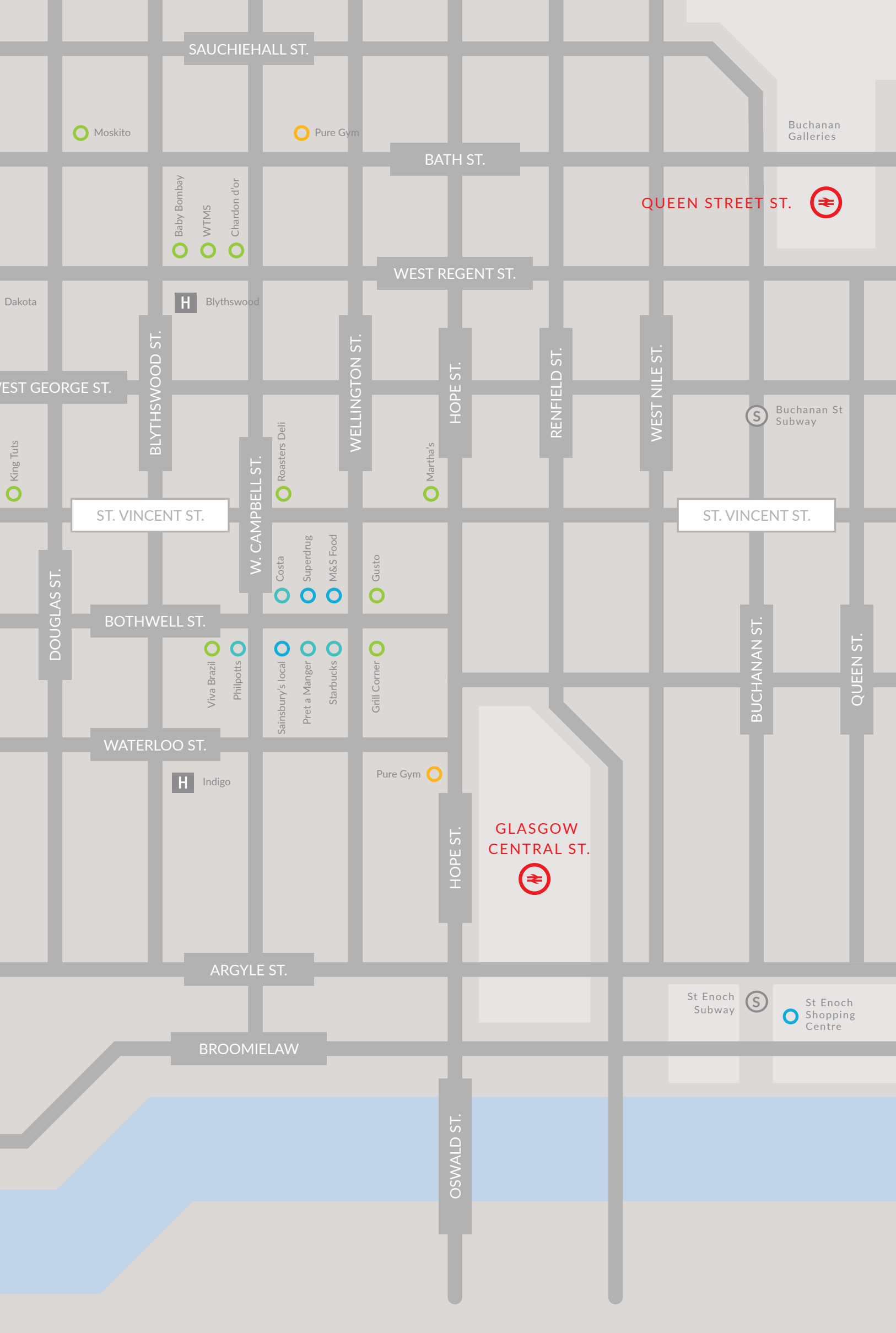
CONNECTIONS



MINUTES WALK
FROM 310

- 02  Charing Cross Station
- 04
- 06  Anderston Street Station
- 08
- 10  Glasgow Central Station
- 12  Buchanan Street Underground
- 14  Queen Street Station





SAUCHIEHALL ST.

Moskito

Pure Gym

Buchanan Galleries

BATH ST.

QUEEN STREET ST.



Baby Bombay
WTMS
Chardon d'or

WEST REGENT ST.

H Blythswood

Dakota

BLYTHSWOOD ST.

WELLINGTON ST.

HOPE ST.

RENFIELD ST.

WEST NILE ST.

WEST GEORGE ST.

H Blythswood

S Buchanan St Subway

King Tut's

ST. VINCENT ST.

W. CAMPBELL ST.

Roasters Deli

Martha's

ST. VINCENT ST.

DOUGLAS ST.

BOTHWELL ST.

Costa
Superdrug
M&S Food

Gusto

Viva Brazil
Philipotts

Sainsbury's local
Pret a Manger
Starbucks

Grill Corner

BUCHANAN ST.

QUEEN ST.

WATERLOO ST.

H Indigo

Pure Gym

GLASGOW
CENTRAL ST.



HOPE ST.

ARGYLE ST.

St Enoch Subway



St Enoch Shopping Centre

BROOMIELAW

OSWALD ST.



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TERMS

Quoting terms on application to either of the joint letting agents below.

MANAGED BY :

PRAXIS REAL ESTATE
MANAGEMENT LTD

ADDRESS :

310 ST VINCENT STREET
GLASGOW
G2 5RG

KNIGHT FRANK

Colin Mackenzie
colin.mackenzie@knightfrank.com
0141 566 6024

Sarah Addis
sarah.addis@knightfrank.com
0141 566 6987

CBRE

Gillian Giles
gillian.giles@ryden.co.uk
0141 270 3100

Ken KcInnes
ken.mcInnes@ryden.co.uk
0141 2703136



Ryden

note: All CGI images are indicative

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