

# The Whisky Bond. A creative factory in north Glasgow.

A hive of activity across seven floors of offices, meeting, event and coworking spaces.

We're home to a growing number of Glasgow's most progressive and exciting creative businesses. Come and join them.







## Location

Sitting in Speirs Locks next to the Forth and Clyde canal TWB offers an antidote to city centre working. With Cowcaddens and St. George's Cross subway stations a 10 minute walk away, free on-site parking and TWB communal bikes, the building's fully accessible without the noise of the city centre.





## Spaces

We're home to a variety of creative enterprises and our spaces reflect that. For bigger companies we have units up to 1600sqft as well as spaces for those starting out of 350sqft. We can connect you with a network of designers and fabricators who can work on the design and fit-out of units, but otherwise each space is a blank canvas you can make your own.



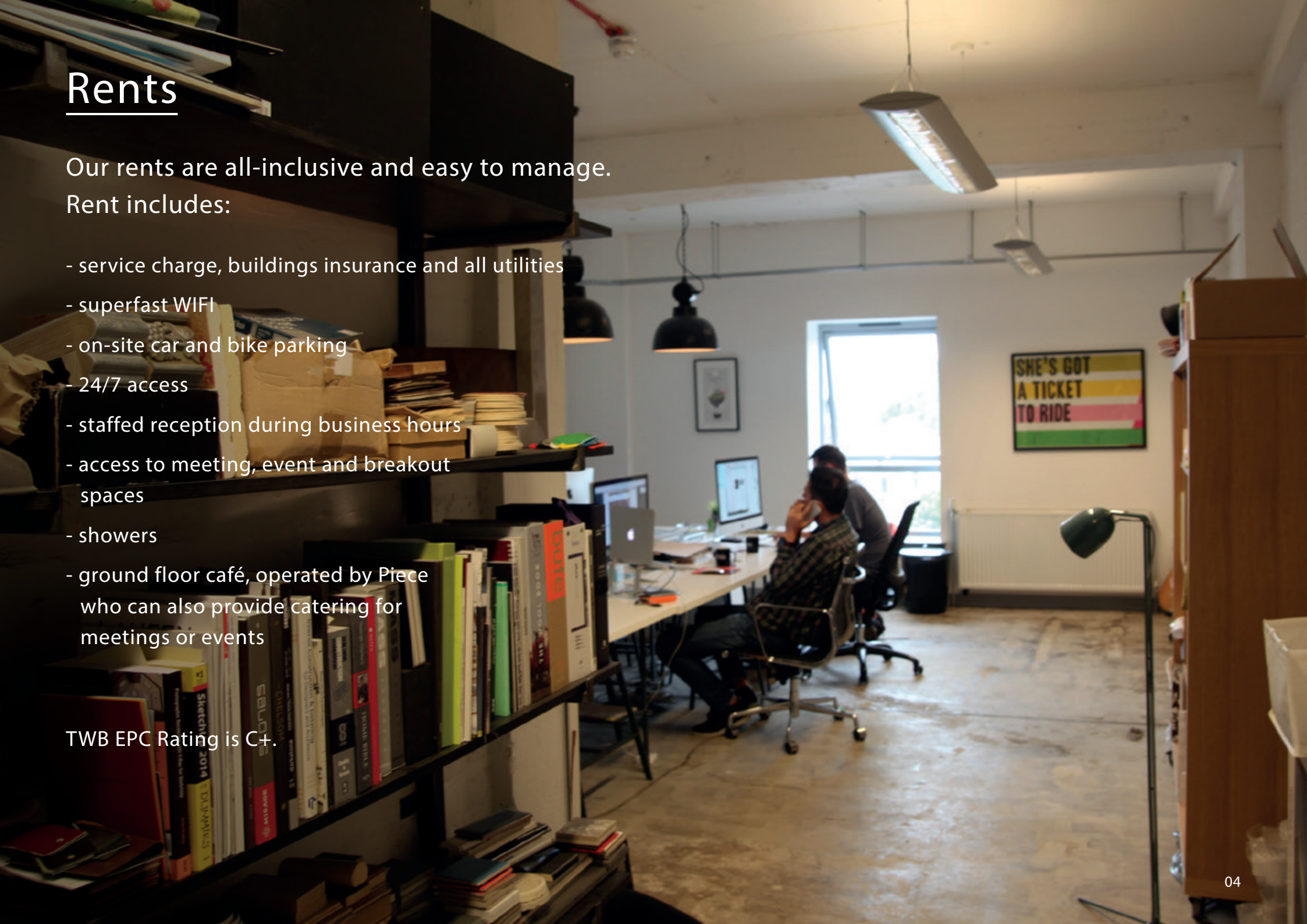
# Rents

Our rents are all-inclusive and easy to manage.

Rent includes:

- service charge, buildings insurance and all utilities
- superfast WIFI
- on-site car and bike parking
- 24/7 access
- staffed reception during business hours
- access to meeting, event and breakout spaces
- showers
- ground floor café, operated by Piece who can also provide catering for meetings or events

TWB EPC Rating is C+.



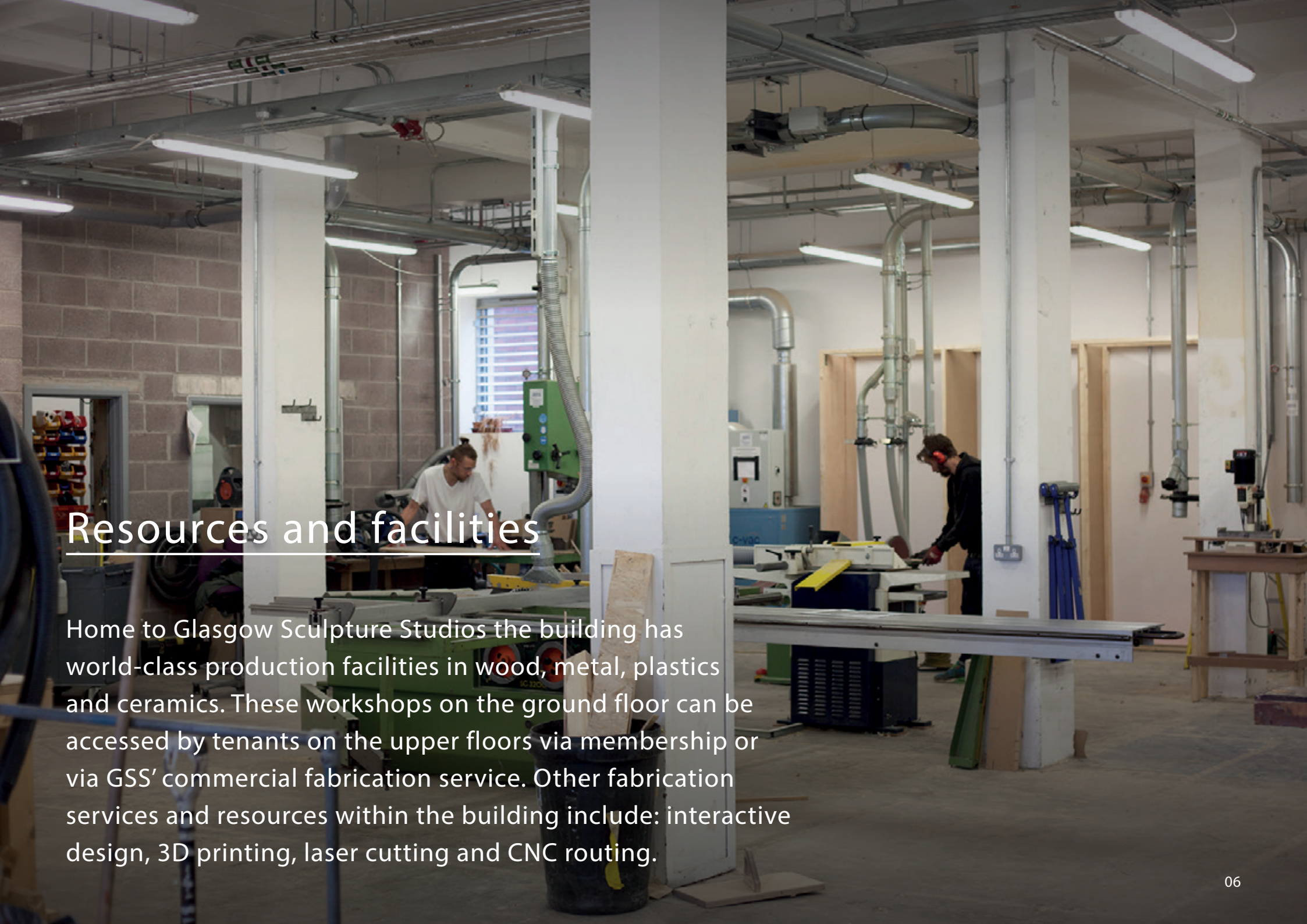




## Creative Community

As a TWB tenant you'll become part of the diverse and complementary eco-system. With a building of designers, photographers, film-makers, brands, social entrepreneurs, marketing specialists and tech developers there's opportunity to do business, develop new partnerships and forge new collaborations.



A wide-angle photograph of a large industrial workshop. The space is filled with various pieces of machinery, including what appears to be a CNC router and a laser cutter. Two workers are visible: one in the foreground on the left, wearing a white t-shirt, and another in the background on the right, wearing a dark jacket and safety glasses. The workshop has a high ceiling with exposed pipes and ductwork, and is lit by long fluorescent lights. The walls are made of light-colored brick or concrete blocks. The overall atmosphere is one of a busy, professional manufacturing environment.

## Resources and facilities

Home to Glasgow Sculpture Studios the building has world-class production facilities in wood, metal, plastics and ceramics. These workshops on the ground floor can be accessed by tenants on the upper floors via membership or via GSS' commercial fabrication service. Other fabrication services and resources within the building include: interactive design, 3D printing, laser cutting and CNC routing.





## Programme of events

We produce a regular programme of events that include masterclasses, exhibitions, workshops, talks and parties to ensure a strong and connected community. We also have a range of event and meeting spaces that are available for hire.

# Availability schedule

Studio	Sq Ft	Rent Per Annum	Rateable Value*
<b>4th Floor</b>			
Suite 4.03b**	c. 548	£9,600	£3,000
Suite 4.08	1,632	£24,750	£8,900
<b>5th Floor</b>			
Suite 5.11	1,632	£24,750	£8,800
Suite 5.14 (Available December)	530	£9,275	£3,000
<b>6th Floor</b>			
Suite 6.01	1,639	£24,750	£8,800
Suite 6.04	435	£7,615	£2,500
Suite 6.08b**	c. 544	£9,600	£3,000
Suite 6.11 (Available November)	1,658	£24,750	£8,800

NB – Larger suites can be split and made available from 500 sq ft upwards.

\* All suites qualify for 100% rates relief under the Small Business Bonus Scheme – qualifying occupiers can make further enquiries at <http://www.saa.gov.uk/ratespayable.html>

\*\* Subject to subdivision works.



# Your Neighbourhood

Over the last few years, Speirs Locks has quietly emerged as Scotland's newest centre for creative and cultural production. It's an expanding hub of creative powerhouses, strategic game-changers and daring new microenterprises.

Your new neighbours include:

- 1 The Glue Factory
- 2 Scottish Canals
- 3 National Theatre of Scotland
- 4 Grey Wolf Artist Studios
- 5 Scottish Opera
- 6 Royal Conservatoire of Scotland
- 7 Glasgow Academy of Musical Theatre Arts
- 8 Pinkston Watersports Centre
- 9 Glasgow Wake Park

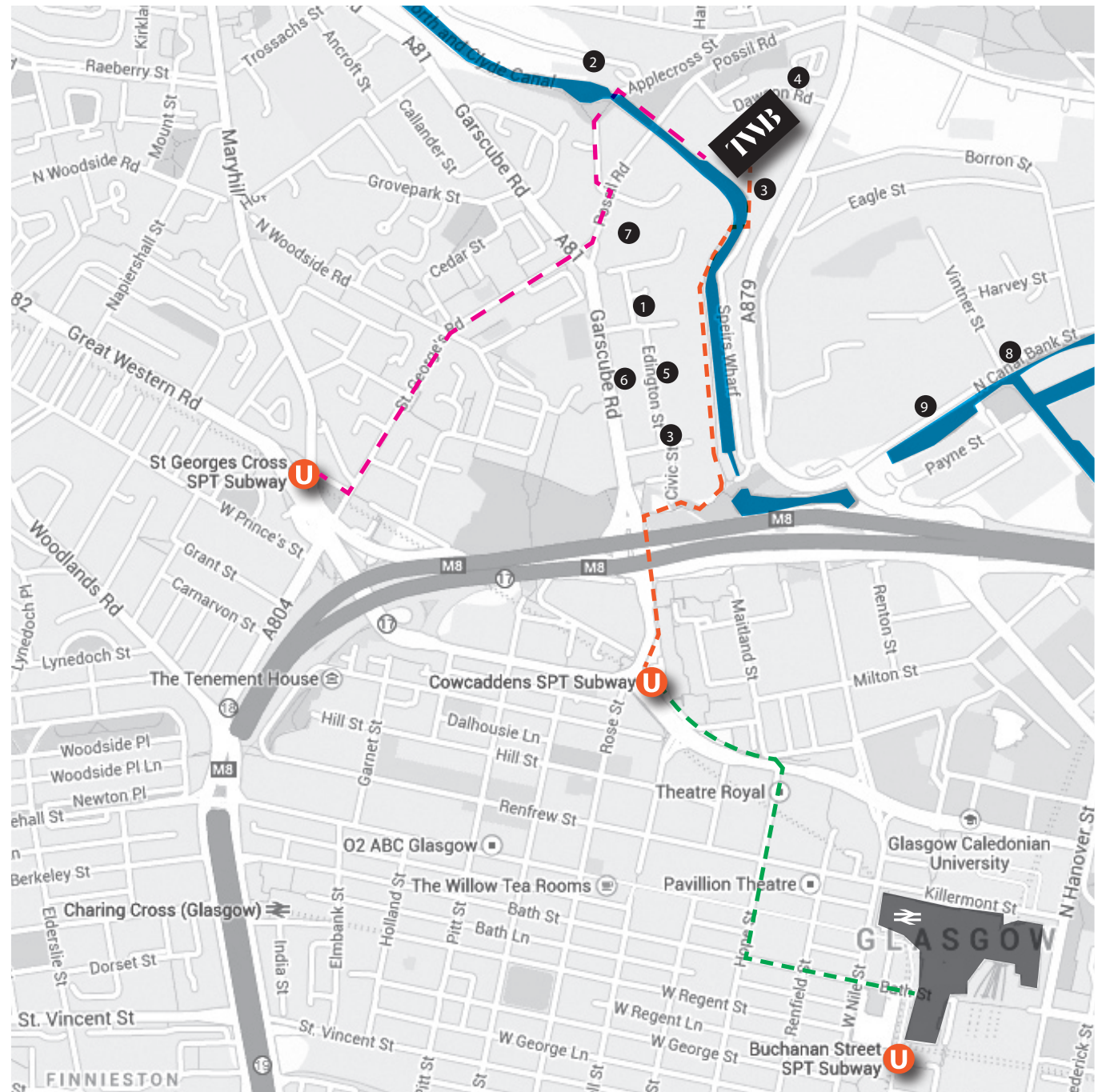
10 minute walk from  
St Georges Cross Underground



10 minute walk from  
Cowcaddens Underground



20 minute walk from (5 minute cycle)  
Queen Street Station





# Get in Touch

If you'd like to come for a look,  
or if you have any questions  
please contact Tim Jacobsen

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## Ryden

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Prepared September 2016.

