

310

ST V I N C E N T ST

G L A S G O W

ST

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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

63,951 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

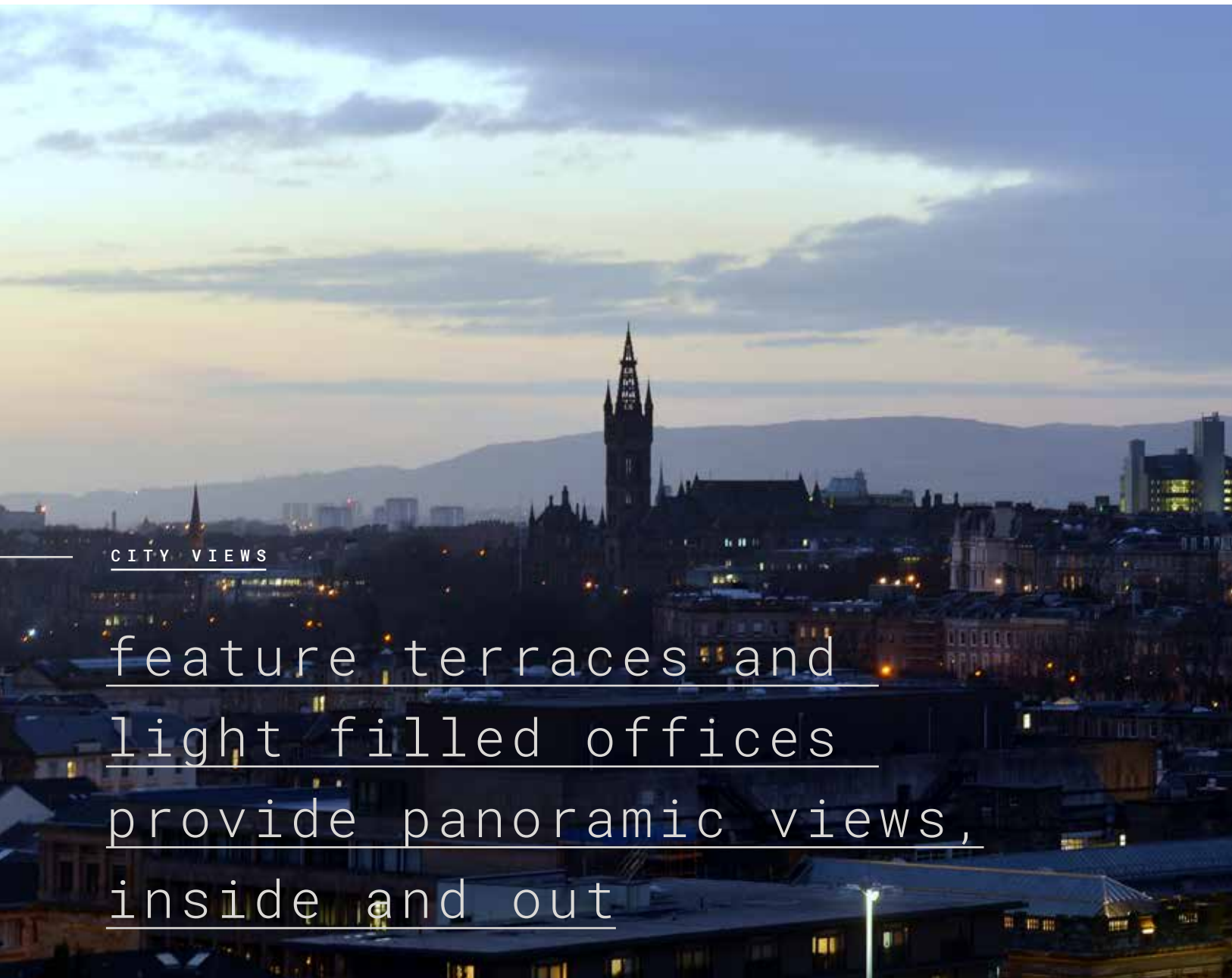


RECEPTION

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

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CITY VIEWS

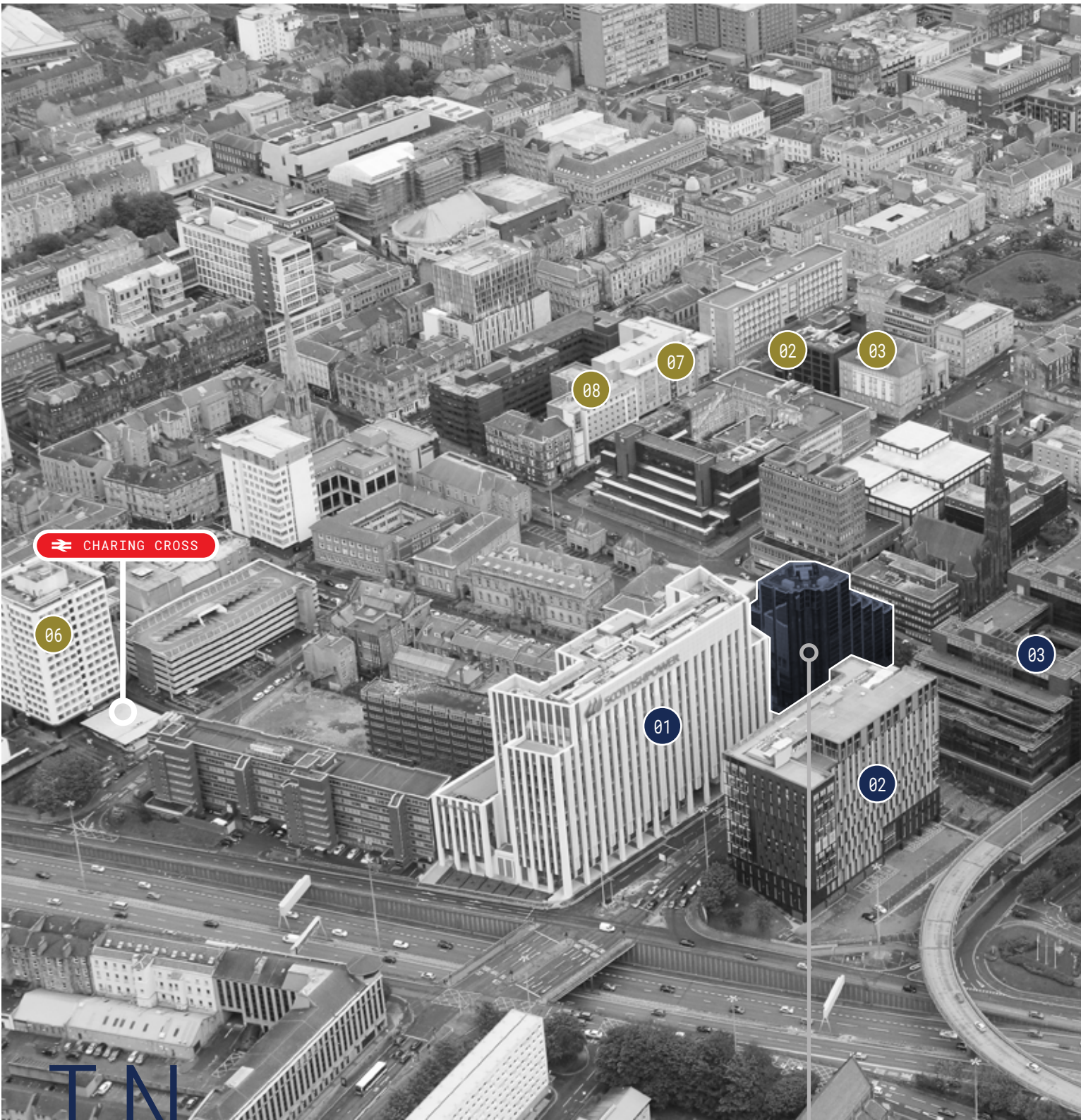
feature terraces and
light filled offices
provide panoramic views,
inside and out

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IN
GOOD
COMPANY

310



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





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- + Space from 2,964 – 63,951 sq ft
- + Grade A specification
- + Stunning panoramic views
- + External glass lift opening directly to floor
- + Feature terraces to some floors

OFFICE SPACE

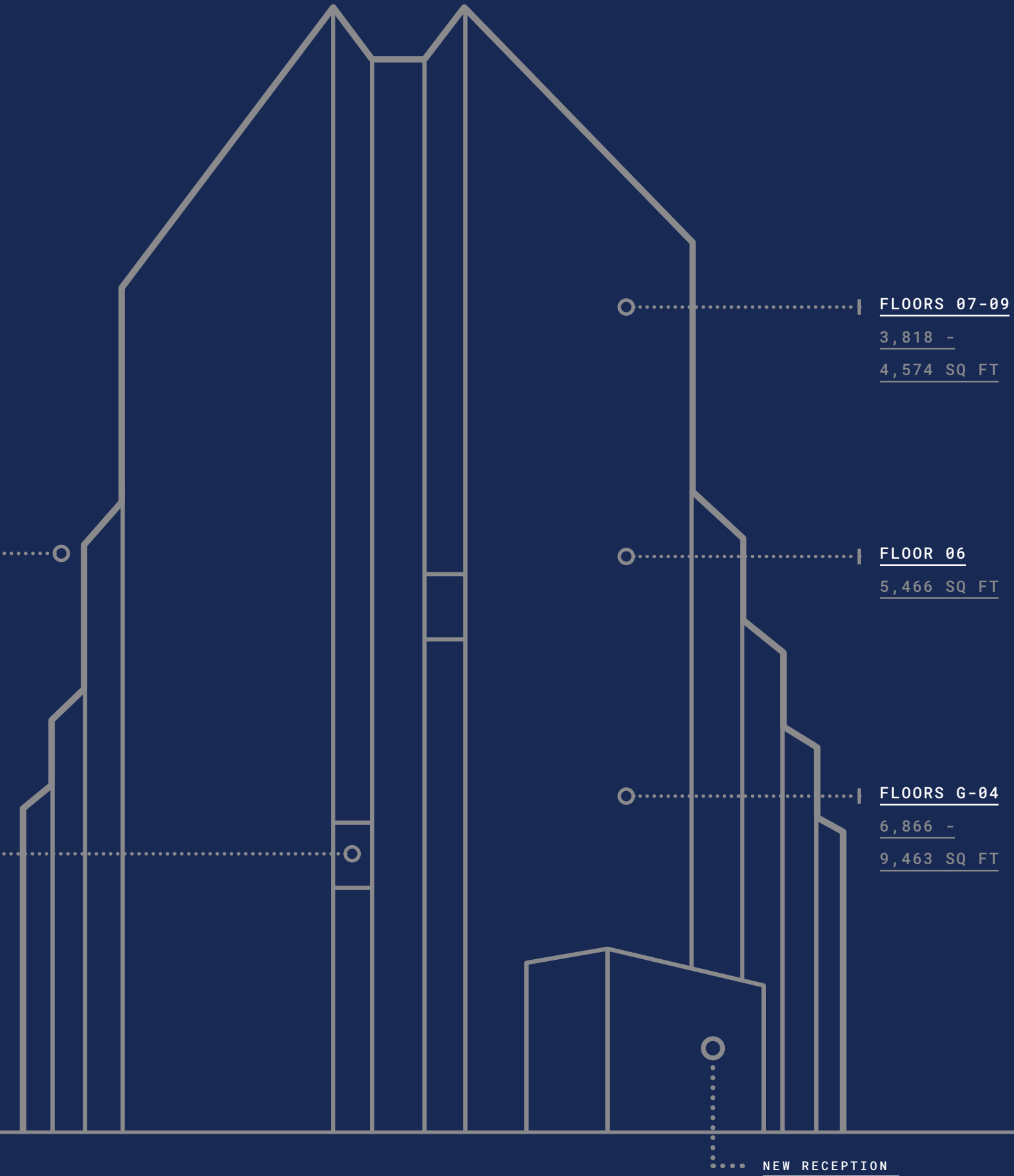
ACCOMMODATION SCHEDULE

| FLOOR | SQ FT | SQ M | |
|--------------|---------------|--------------|----------------|
| 09 | 3,818 | 354 | |
| 08 | 3,819 | 354 | |
| 07 | 4,574 | 424 | + ROOF TERRACE |
| 06 | 5,466 | 507 | + 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 | 2,964 | 275 | |
| Ground East | 3,902 | 362 | |
| B | 2,278 | 211 | |
| Car Parking | 45 spaces | | |
| TOTAL | 63,951 | 5,942 | |

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

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

310



— 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
- + 45 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

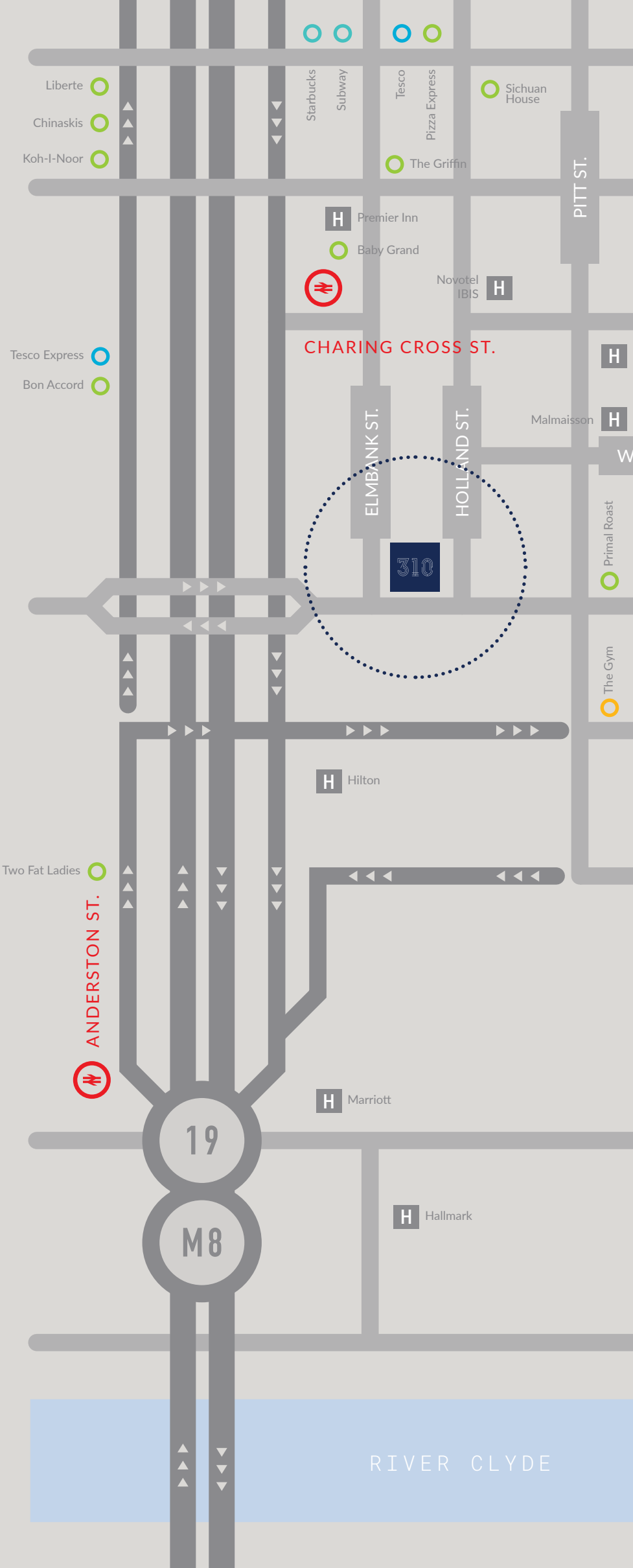
-  RESTAURANT / BAR
-  COFFEE / SANDWICH
-  CONVENIENCE
-  FITNESS / GYM
-  HOTEL

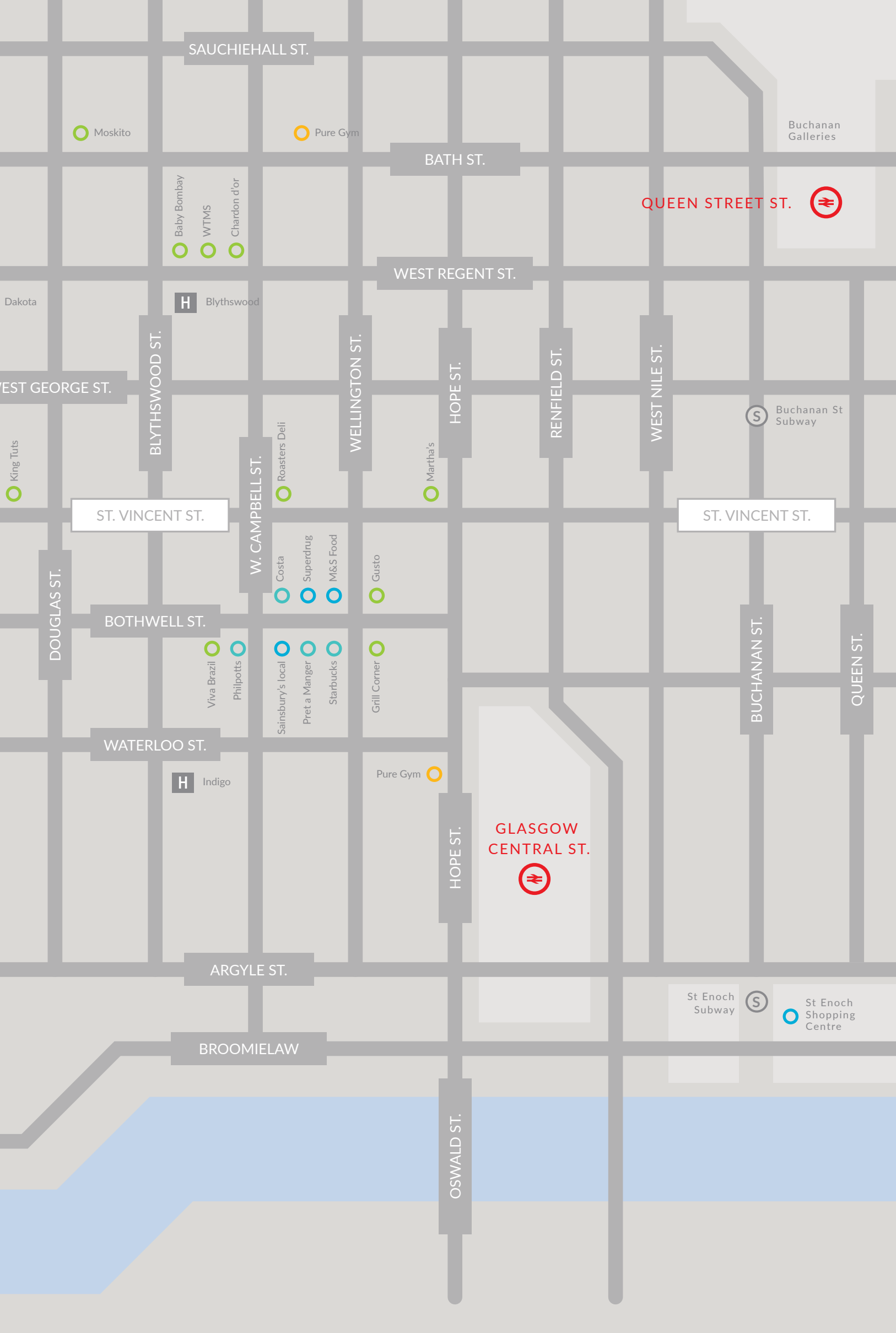
CONNECTIONS



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.

S Buchanan St Subway

King Tut's

ST. VINCENT ST.

ST. VINCENT ST.

W. CAMPBELL ST.

Roasters Deli

Martha's

DOUGLAS ST.

BOTHWELL ST.

Costa
Superdrug
M&S Food

Gusto

Viva Brazil
Philipotts

Sainsbury's local
Pret a Manger
Starbucks

Grill Corner

WATERLOO ST.

H Indigo

Pure Gym

HOPE ST.

GLASGOW CENTRAL ST.



BUCHANAN ST.

QUEEN 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

Andy Cunningham
andy.cunningham@cbre.com
0141 204 7667

David Reid
David.Reid2@cbre.com
0141 204 7733



note: All CGI images are indicative

For themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. April 2018

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