

# Red Tree Business Suites Bridgeton



Stylish and affordable,  
high quality office suites  
and retail units with  
flexible terms



## Red Tree Business Suites

Dalmarnock Road,  
Bridgeton, G40 4LA



**Red Tree Business Suites** offer you stylish and affordable business space.

These brand new offices within a completely refurbished building in the heart of Bridgeton provide a variety of suite sizes, high quality accommodation and significant occupier flexibility.

### FACILITIES

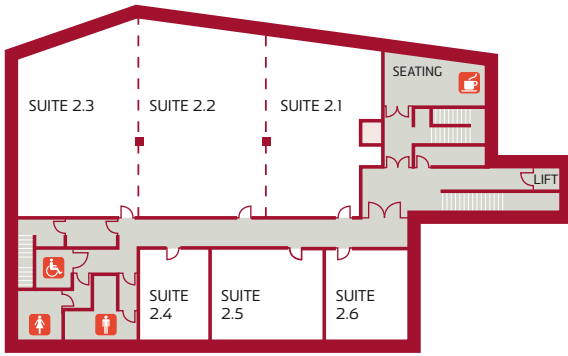
- Staffed reception with additional administrative support services available
- Bookable meeting room
- Communal kitchen with seating and tea points on each floor
- Easy access to ICT – ready for user fit-out
- Male, female and accessible toilets
- Shower
- Lift access
- Free car parking adjacent

### SPECIFICATIONS

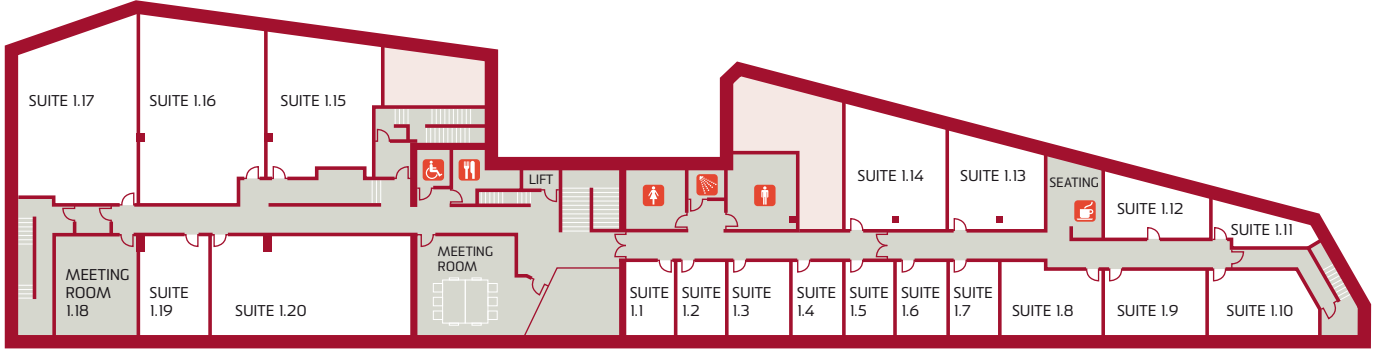
- Contemporary finishes throughout
- Modern, energy efficient lighting
- Raised access flooring providing flexible power layout
- Locally controlled heating for each suite is included within the service charge
- Secure access with alarm system and 24hr monitored CCTV
- Fully networked CAT6 cabling throughout
- 100MB Superfast Broadband connection for all tenants

**KEY TO SYMBOLS**

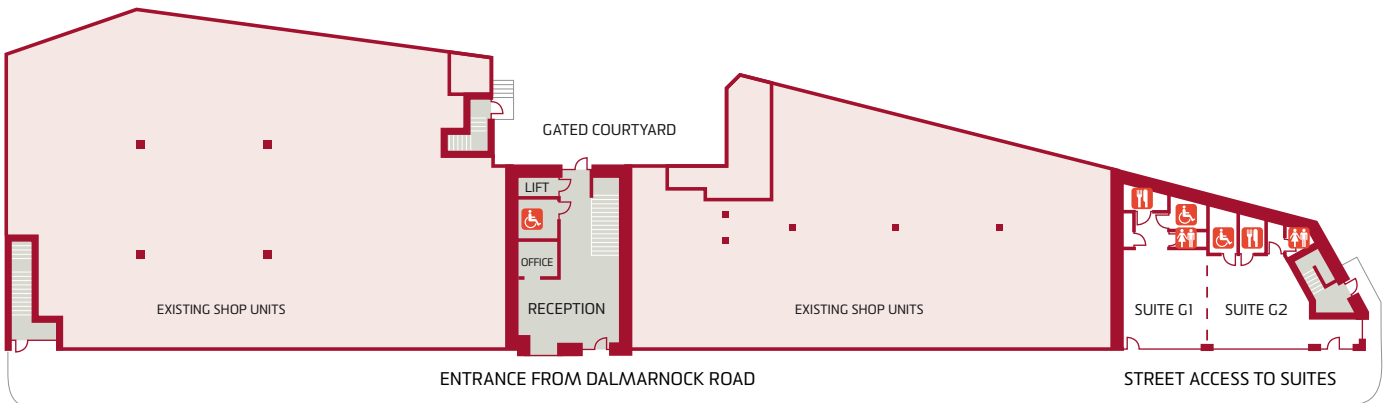
-  ACCESSIBLE TOILET
-  FEMALE TOILET
-  KITCHEN
-  MALE TOILET
-  SHOWER
-  STAFF TOILET
-  TEA / DRINKS POINT



**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**

**SECOND FLOOR SUITES**

Approximate net internal floor area:

<b>2.1–2.3</b>	<b>2734 sq ft</b>
<b>2.4</b>	<b>267 sq ft</b>
<b>2.5</b>	<b>496 sq ft</b>
<b>2.6</b>	<b>271 sq ft</b>

**FIRST FLOOR SUITES**

Approximate net internal floor area:

<b>1.1</b>	<b>175 sq ft</b>	<b>1.11</b>	<b>197 sq ft</b>
<b>1.2</b>	<b>178 sq ft</b>	<b>1.12</b>	<b>275 sq ft</b>
<b>1.3</b>	<b>177 sq ft</b>	<b>1.13</b>	<b>402 sq ft</b>
<b>1.4</b>	<b>172 sq ft</b>	<b>1.14</b>	<b>634 sq ft</b>
<b>1.5</b>	<b>182 sq ft</b>	<b>1.15</b>	<b>727 sq ft</b>
<b>1.6</b>	<b>177 sq ft</b>	<b>1.16</b>	<b>1043 sq ft</b>
<b>1.7</b>	<b>177 sq ft</b>	<b>1.17</b>	<b>974 sq ft</b>
<b>1.8</b>	<b>293 sq ft</b>	<b>1.18</b>	<b>385 sq ft</b>
<b>1.9</b>	<b>291 sq ft</b>	<b>1.19</b>	<b>300 sq ft</b>
<b>1.10</b>	<b>286 sq ft</b>	<b>1.20</b>	<b>855 sq ft</b>

**GROUND FLOOR SUITES**

Approximate net internal floor area:

<b>G1</b>	<b>497 sq ft</b>
<b>G2</b>	<b>571 sq ft</b>





## LOCATION

Just a 3-minute train ride from Glasgow City Centre and situated close to key 2014 Commonwealth Games venues, Bridgeton is an ideal place to build your business.

Evidence of Bridgeton's proud industrial history can be seen in the local architecture and substantial recent investment is now creating a new hub of business activity. Red Tree Business Suites on Dalmarnock Road are at the heart of the regeneration.

Easy access to the motorway network offers fast routes to the M74, M8 West (Glasgow International Airport), M8 East (Edinburgh), the M73 and M77. Glasgow City Centre is within a 10-minute drive. Bridgeton Station is within a minute's walk giving easy access to the rail network across Scotland.

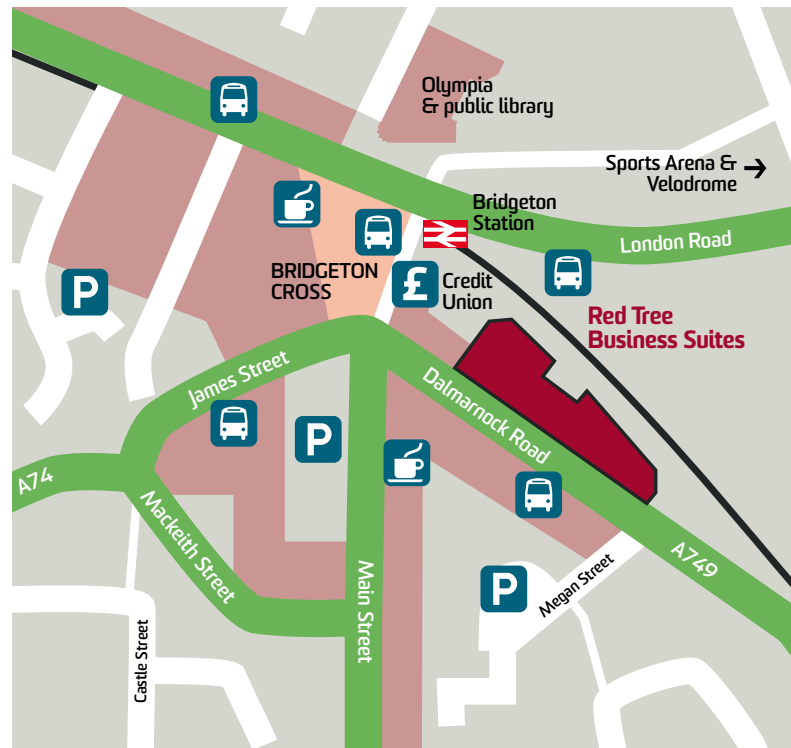
## AMENITIES

An array of shops, attractions and services are nearby including:

- Public Library and Learning Centre with a café
- West Restaurant, Bar and Brewery
- High Performance Centre – Amateur Boxing Scotland
- People's Palace and Winter Gardens

Plus several grocers, butchers, hairstylists, Greggs and fast food outlets, an optician, pharmacy, dentist and coffee shops. Just 3 minutes by train or 10 by car will take you to Argyle Street to reach Marks and Spencer, St Enoch Shopping Centre and all the other amenities of Glasgow City Centre.

Bridgeton Cross is a Conservation Area due to the rich architectural and industrial heritage.



**By bus:**

A number of excellent bus routes operate in the immediate vicinity, offering 16 services per hour, linking Bridgeton to Glasgow City Centre.

**By bike:**

Bridgeton is well serviced by cycle routes. The property provides secure bike racks in the gated courtyard.

**By rail:**

A one-minute walk from Red Tree Business Suites, Bridgeton Station is on the Argyle Street Line providing 4 trains per hour each way, with journey times as follows:

- Glasgow Argyle St: 3 mins
- Glasgow Central: 5 mins
- Scottish Exhibition and Conference Centre (SECC): approx 10 mins

All rail timetables, fares and tickets are accessible from [www.firstscotrail.com](http://www.firstscotrail.com)

**By car / taxi:**

- Glasgow City Centre: 10 minutes
- Glasgow International Airport: 20 minutes
- Edinburgh International Airport: 50 minutes
- Free car parking is available adjacent.

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[www.redtreebusinesssuites.co.uk](http://www.redtreebusinesssuites.co.uk)



A development by Clyde Gateway  
[www.clydegateway.com](http://www.clydegateway.com)



LEASE TERMS: The suites are available on the basis of a new lease for a flexible term to be agreed.

RENTAL: The accommodation is offered on attractive rental terms. For full information please contact the letting agent.

These particulars do not form any part of a contract. Neither the developer, the agents nor any of the partners, directors or employees are authorised to give or make any warranty or representation on behalf of any party. Whilst the information on these particulars is given in good faith, the intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. (April 2013)