

Reimagined. Reconfigured. Revitalised.

Three Hundred

Bath Street

Glasgow G2 4JR

Situated at Charing Cross, where the West End meets Sauchiehall Street the building features the largest floor plate in town with column free, light-filled floors of up to 30,000 sq ft.



Rediscover

300 Bath St.



Street Appeal

Creating a stunning new entrance.

New Arrival

The spectacular new feature reception.





- 6 - Tenant 6
- 5 - Tenant 5
- 4 - Tenant 4
- 3 - Tenant 3
- 2 - Tenant 2
- 1 - Tenant 1



Chat Room

The reimagined reception area.

Lift Off

Striking new lift lobby.



Availability

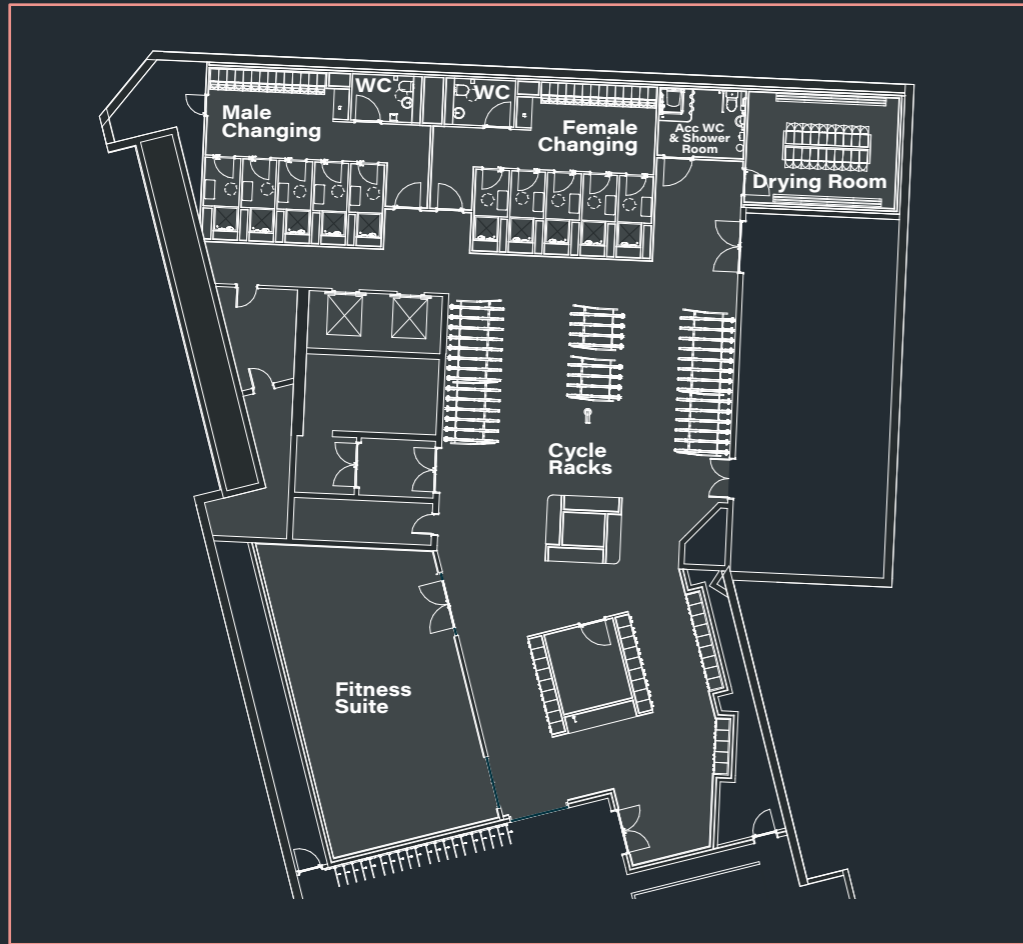
Floor		sq ft
06	University of Glasgow	
05		19,900
04 West	Fairhurst	
04 East		9,777
03		29,625
02	Regus t/a Spaces	
01 West	LSPIM	
01 East	University of Glasgow	
GF West		9,521
GF East		9,206
Total		78,029

Secure parking spaces available

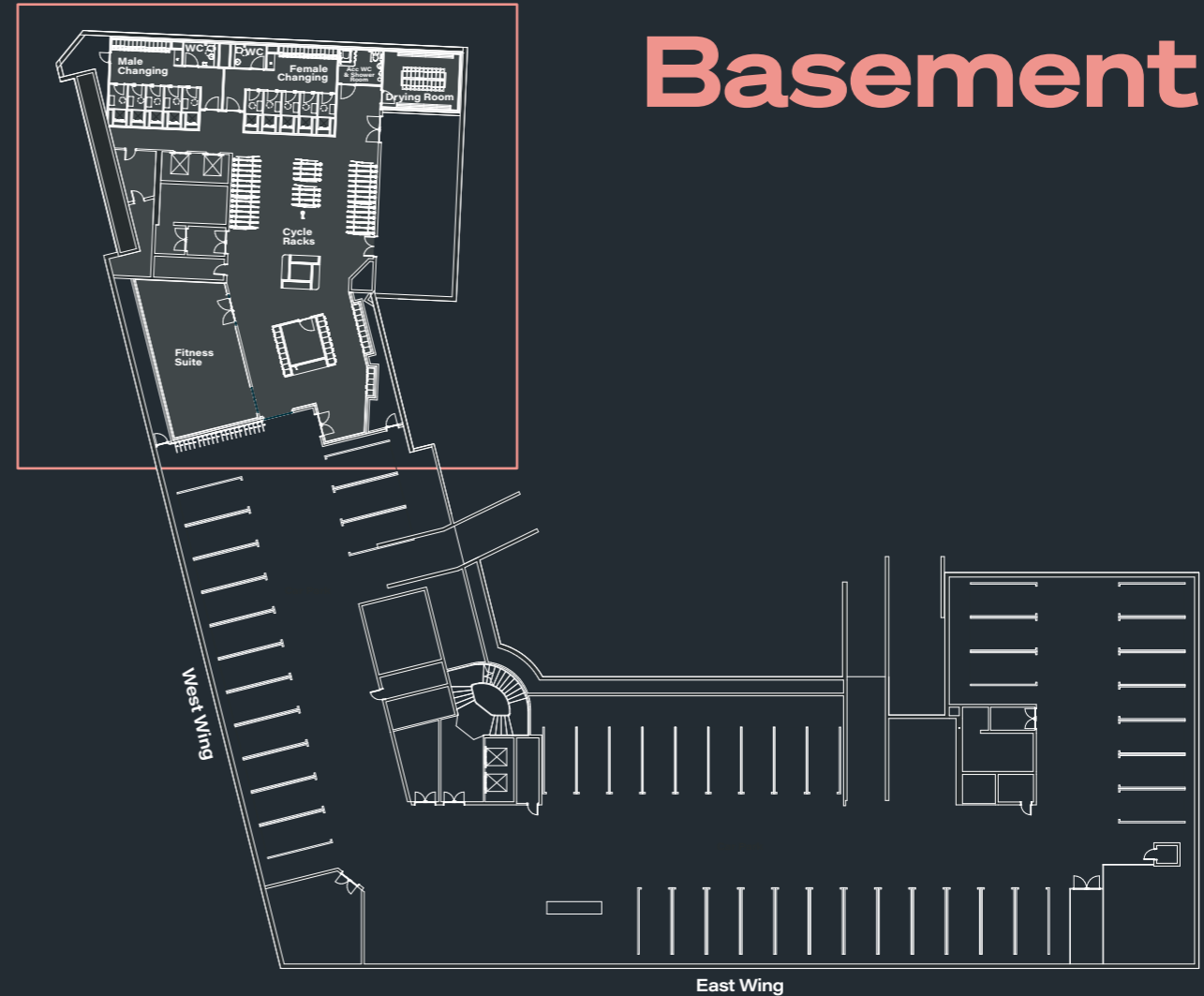
- Available
- Let



Floor Plans

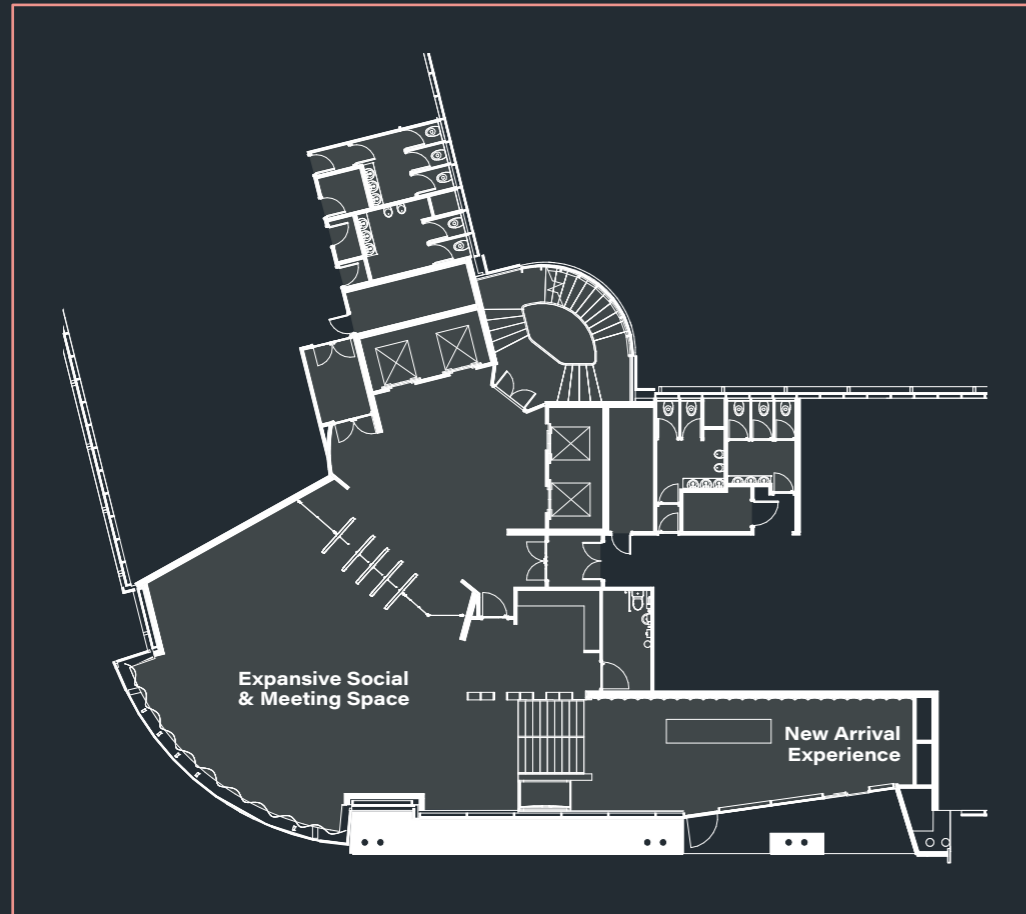


Wellbeing Amenity Zone

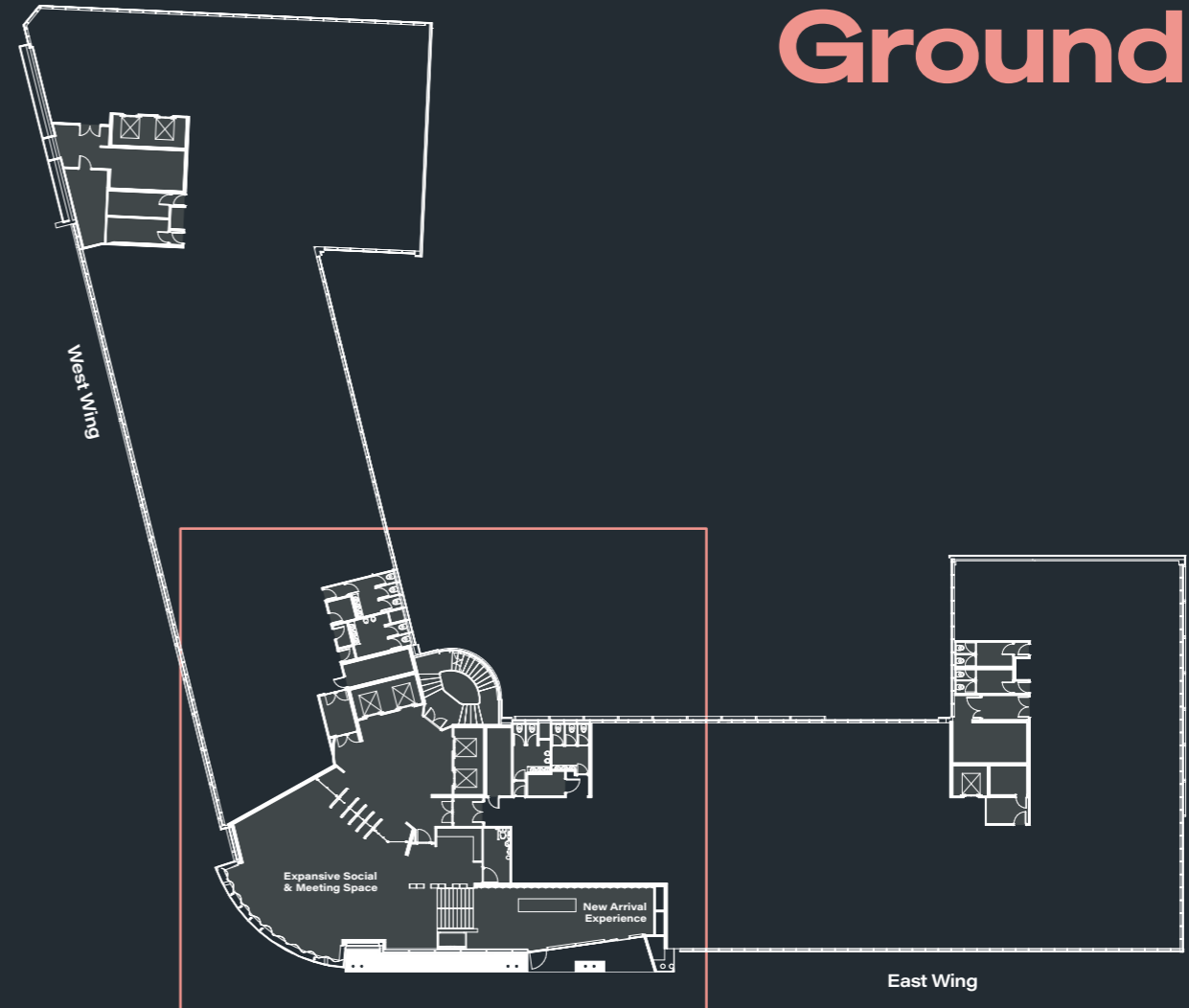


Basement

Floor Plans



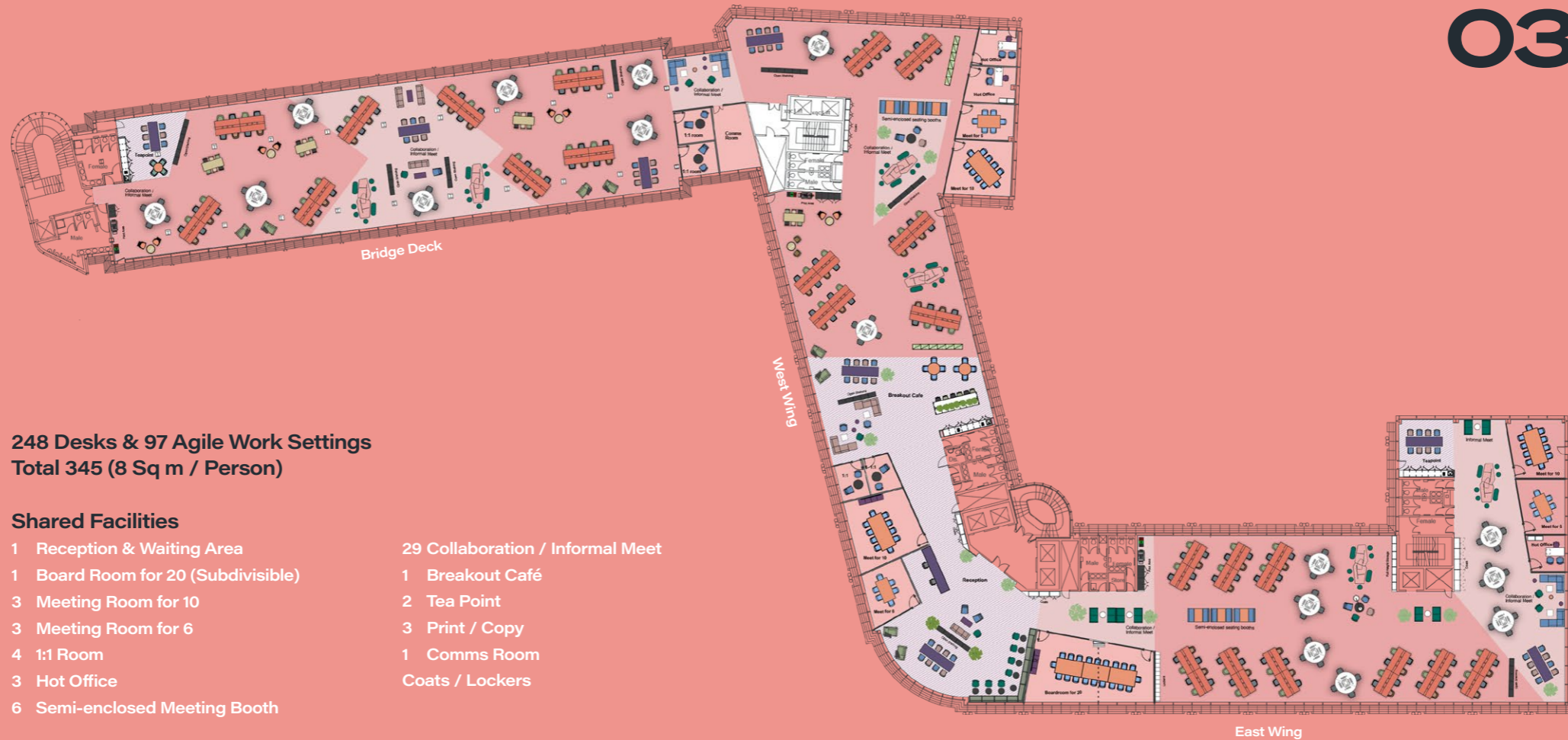
Reception



Ground

Custom Workspaces

03



248 Desks & 97 Agile Work Settings
Total 345 (8 Sq m / Person)

Shared Facilities

- | | |
|------------------------------------|----------------------------------|
| 1 Reception & Waiting Area | 29 Collaboration / Informal Meet |
| 1 Board Room for 20 (Subdivisible) | 1 Breakout Café |
| 3 Meeting Room for 10 | 2 Tea Point |
| 3 Meeting Room for 6 | 3 Print / Copy |
| 4 1:1 Room | 1 Comms Room |
| 3 Hot Office | Coats / Lockers |
| 6 Semi-enclosed Meeting Booth | |

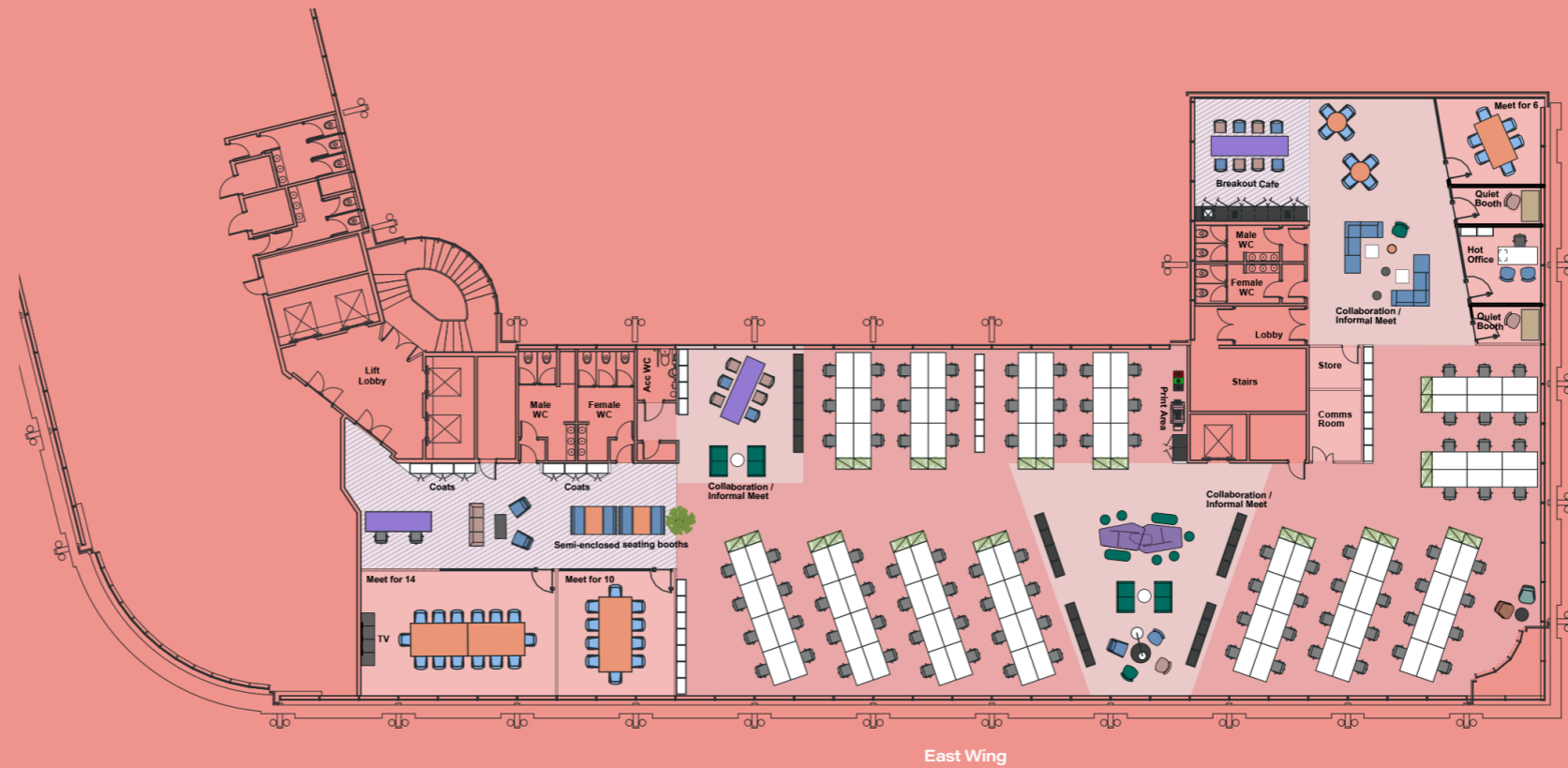
Custom Workspaces

04

92 Desks
Professional Layout
Total 92 (10 Sq m / Person)

Shared Facilities

- 1 Reception & Waiting Area
- 1 Board Room for 14
- 1 Meeting Room for 10
- 1 Meeting Room for 6
- 2 Quiet Work Booths
- 1 Hot Office
- 2 Semi-enclosed Meeting Booth
- 9 Collaboration / Informal Meet
- 1 Breakout Café
- 1 Print / Copy
- 1 Comms Room
- 1 Store Room
- Coats / Lockers



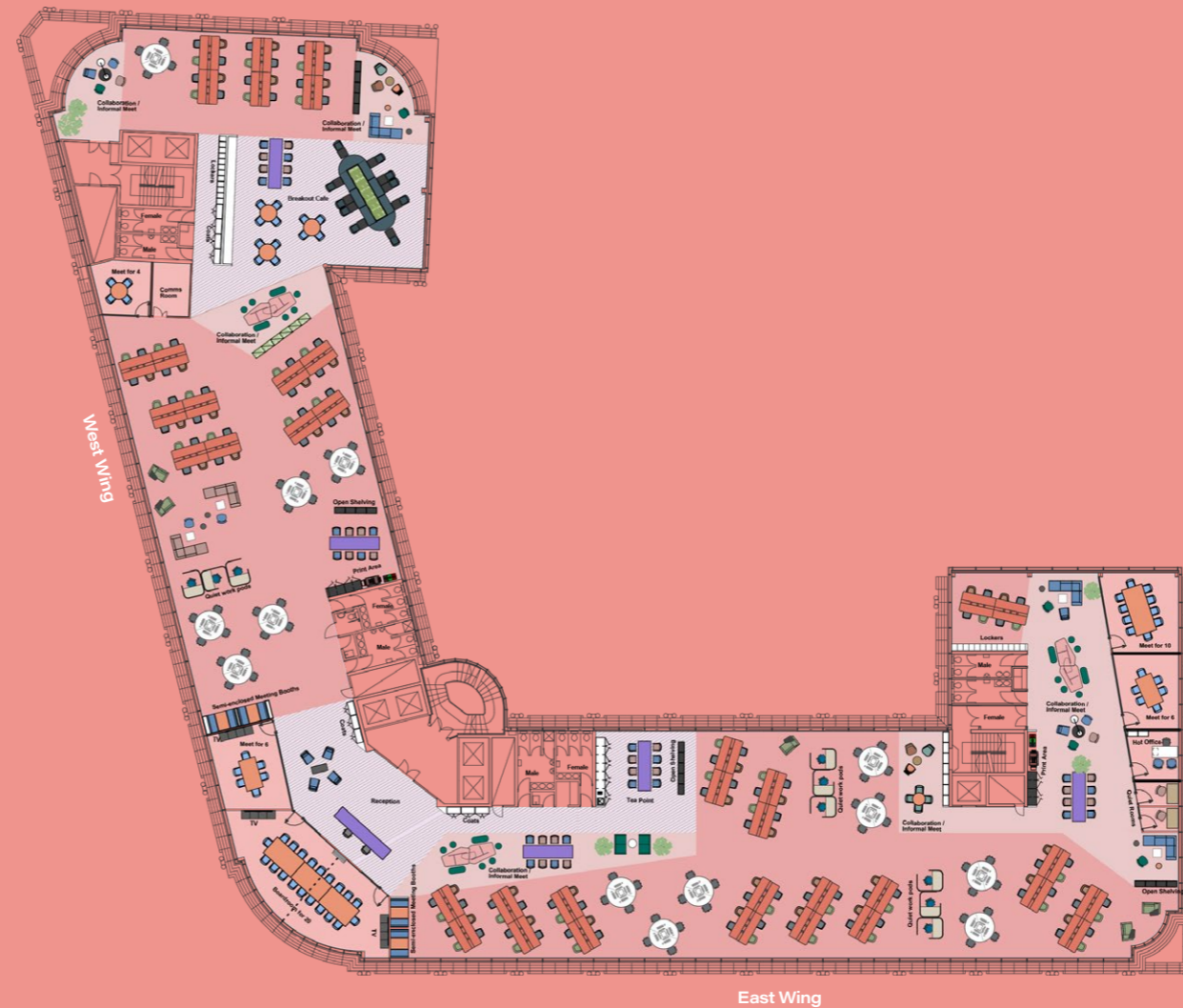
Custom Workspaces

05

213 Desks & 47 Agile Work Settings
Total 260 (8 Sq m / Person)

Shared Facilities

- 1 Reception & Waiting Area
- 1 Board Room for 20 (Subdivisible)
- 1 Meeting Room for 10
- 2 Meeting Room for 6
- 1 Meeting Room for 4
- 2 Quiet Room
- 1 Hot Office
- 9 Quiet Work Pod
- 4 Semi-enclosed Meeting Booth
- 10 Collaboration / Informal Meet
- 1 Breakout Café
- 1 Tea Point
- 2 Print / Copy
- 1 Comms Room
- Coats / Lockers





**Large column
free floor plates**



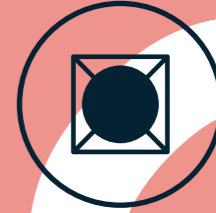
**Air
conditioning**



**Raised
access floor**



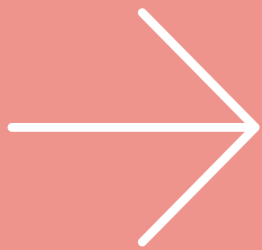
**Metal tiled
ceiling system**



**Recessed
LED lighting**

Specification

at a glance



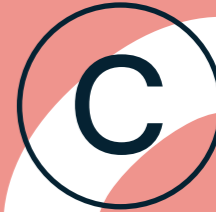
**Accessible
toilet facilities**



**Seven
passenger lifts**



**BMS for optimum
services control**



EPC rating

COLUMN

FREE

Cycling to work or going for a run at lunchtime?

300 Bath Street has a new wellbeing amenity zone with a fully equipped gym, extensive accessible shower facilities, bike storage, lockers and a drying room.



End of journey






FITNESS SUITE



Wellbeing



63 storage lockers



Designated drying room



Accessible shower and WC



120 cycle racks



Cycle repair and washing station



Fitness suite



10 shower cubicles

at a glance

300 Bath Street is ideally situated at Charing Cross, where Glasgow's thriving West End merges with the city centre.



Where the City meets the West End

Elegant Park Circus,
Kelvingrove Park and
Art Gallery & Museum.

You're within easy reach of Finnieston

“One of the best places
to live in the UK”

The Times, 2019



University of Glasgow

WEST END

BBC

Hydro

SEC

STV

KELVINGROVE PARK
10 MINUTE WALK

PARK CIRCUS

FINNIESTON
10 MINUTE WALK

Sauchiehall St

Mitchell Library

Woodlands Rd

Anderston Station

Hilton Hotel

Scottish Power

Charing Cross Station

M8 J18

Pure Gym

St Vincent Plaza

ST GEORGE'S CROSS

M8 J19

FINANCIAL DISTRICT

Sauchiehall Street -
First Completed Avenues Project

Moda Development

Malmaison

Dakota Hotel

BLYTHSWOOD SQUARE

Glasgow School of Art

Connecting Glasgow

- 1 Minute Drive
M8 Motorway
Junction 18
- 2 Minute Walk
Charing Cross
Station
- 10 Minute Walk
Finnieston
- 10 Minute Walk
Kelvingrove Park
- 10 Minute Walk
Anderston Station

- 12 Minute Walk
Cowcaddens &
St George's Cross
Subway
- 14 Minute Drive
Glasgow Airport
- 15-18 Minute Walk
Queen Street and
Central Station

Distances

300 Bath Street is ideally situated at Charing Cross, where Glasgow's thriving West End merges with the city centre.

- Subway Station
- Train Station
- Walking Times
- Cycle Routes



at a glance



Tinderbox - 2 mins' walk

The King's Theatre - 2 mins' walk

Tesco Express - 9 mins' walk

Charing Cross - 2 mins' walk

PureGym - 5 mins' walk

Baby Grand - 1 min walk

Premier Inn - 1 min walk

On your doorstep

Across the road from 300 Bath Street is the conveniently located Charing Cross Station which provides regular rail links to city suburbs, Edinburgh and beyond.

Within a few minutes' walk are lots of great spots for a bite to eat or afterwork drinks including bike friendly Sauchiehall Street just around the corner.

Stroll 10 minutes West away from the bustle of Sauchiehall Street and you'll discover some of the best cafes, restaurants and bars in Glasgow.

Lebowski's - 10 mins' walk



The Finnieston - 10 mins' walk



The Gannet - 12 mins' walk



Kelvingrove Park - 10 mins' walk



Heading West

The Ben Nevis - 12 mins' walk



Silla Korean Restaurant - 13 mins' walk



Ox and Finch - 12 mins' walk



Kelvingrove Café - 12 mins' walk



Six by Nico - 12 mins' walk



Porter & Rye - 11 mins' walk





**Space available
to let on flexible
lease terms to
be agreed.**

Contact

For further information or to
arrange a viewing, please contact
the joint letting agents.

Ryden

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