



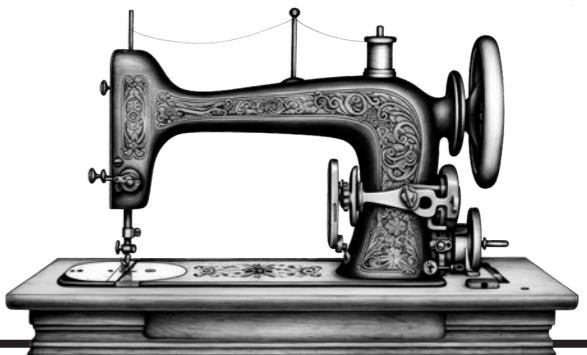
CRAFT WORKS

TO LET

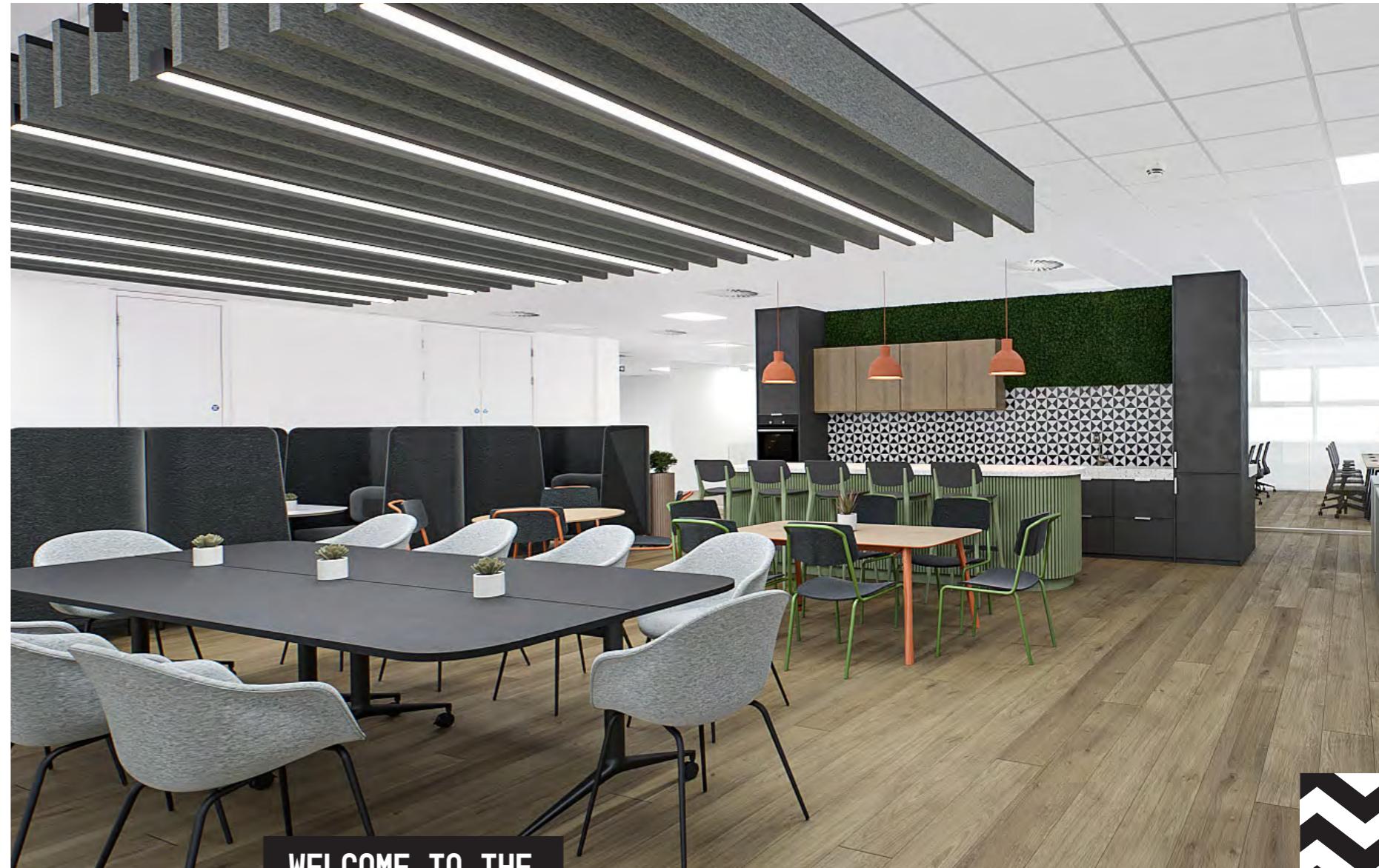
MODERN OFFICES IN
GLASGOW'S MOST
EXCITING QUARTER.

CRAFT WORKS, 89 HYDEPARK ST,
FINNIESTON, GLASGOW,
G3 8BW.

1,000 SQ FT - 50,000 SQ FT.



CRAFT WORKS; A BOLD AND CONTEMPORARY NEW COMMERCIAL - SPACE, INSPIRED BY GLASGOW'S RICH CREATIVE HISTORY.



WELCOME TO THE
NEIGHBOURHOOD...

Step into Craft Works; a new business hub in the Finnieston district at the Western gateway to Glasgow City Centre.

Craft Works offers **modern office space from 1,000 sqft to 50,000 sqft** with flexible floor plates of 20,000 sqft per floor and a wide range of subdivision options available. You choose the best size for your business to thrive.

GREAT MINDS WORK BEST IN A
GREAT ENVIRONMENT.

Craft Works is loaded with amenities and wellbeing spaces to encourage creativity.

Arrive by car, train, bus, bicycle or foot, our location is widely accessible. If you commute by bicycle, car or electric vehicle, Craft Works has a 300 space secure cargo deck to keep your mode of transportation safe and dry while you work including a new cycle hub with repair station and changing facilities to allow you to arrive fresh at your workstation.

The surrounding location is equally as impressive, offering effortless access to both the bustling city centre and dynamic West End, making Craft Works the ideal choice for businesses seeking both convenience and connectivity.

WELL CONNECTED...

Craft Works is easily accessible via Junctions 18 & 19 of the M8 motorway and Clydeside Expressway, as well as Glasgow's mainline railway stations including Glasgow Central and Glasgow Queen Street. Finnieston's local train stations - Anderston and Exhibition Centre - are both within 5 minutes walk of Craft Works.



FEEL THE ENERGY HUM THROUGH GLASGOW'S EMERGING POWERHOUSE.



WATCH THIS SPACE...

Finnieston is in the midst of a huge urban regeneration. Capitalising on its unbeatable location between the vibrant West End and the City Centre it is fast becoming an area of great opportunity and was recently named the 'Hippest' place in the UK.

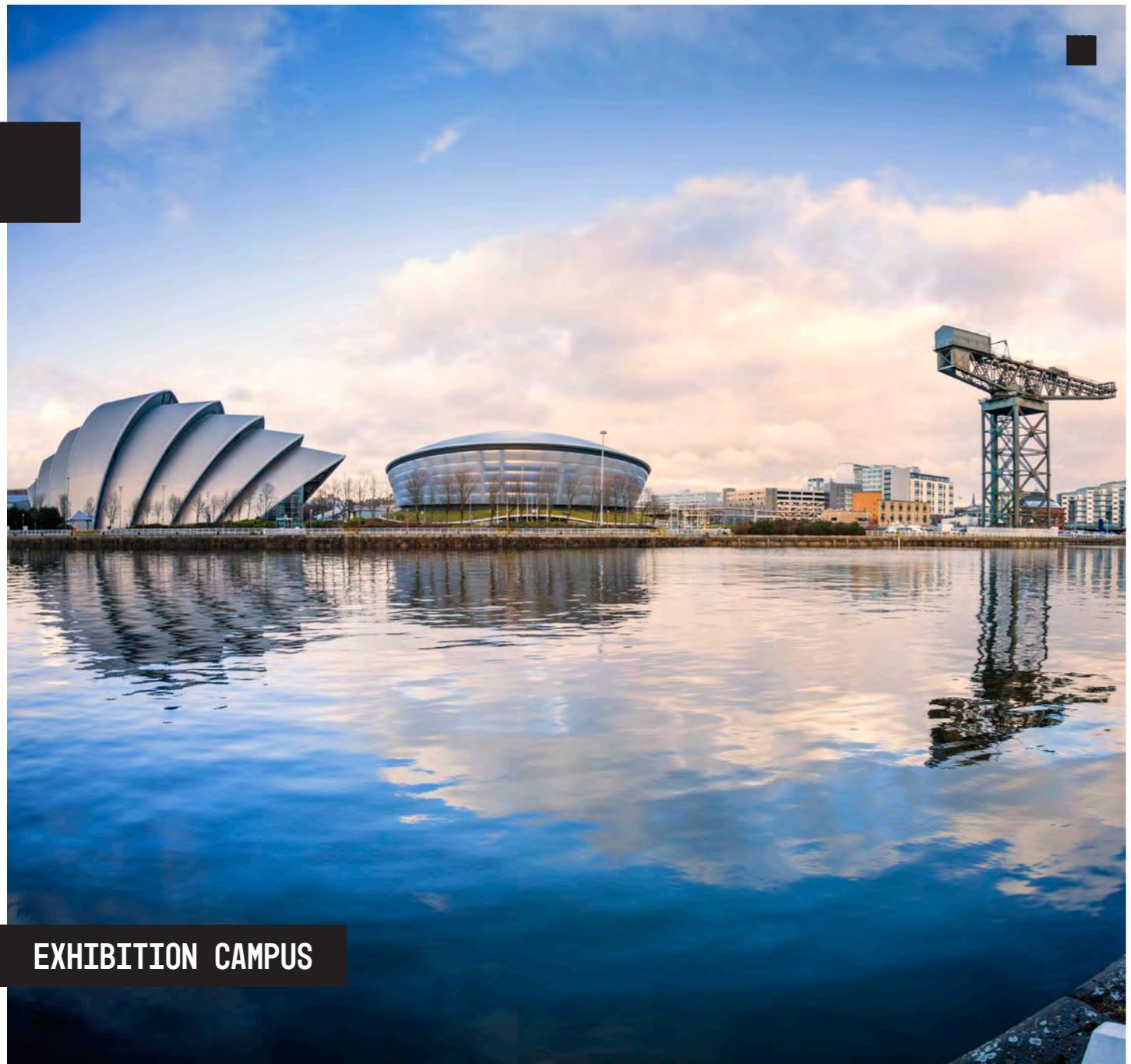
Craft Works occupies this prime city location, with breakout views of the River Clyde and surrounding landscape. Its proximity to Glasgow City Centre makes Craft Works seamlessly accessible via a multitude of transportation networks.

IN GOOD COMPANY...

Finnieston is home to Scotland's largest exhibition and conference campus; the SEC, Armadillo and Hydro Arena all of which play host to a huge range of national and global events from conventions to concerts and everything in between.

Cross the Squinty or Millenium bridge and you'll find yourself in Glasgow's Media City, the riverside residence of the BBC, STV and Barclays new Campus.

Just down the road is Glasgow's vibrant West End, known for its eclectic mix of shops, cafes, bars and iconic cultural attractions, offering enticing opportunities for exploration, excitement and entertainment.



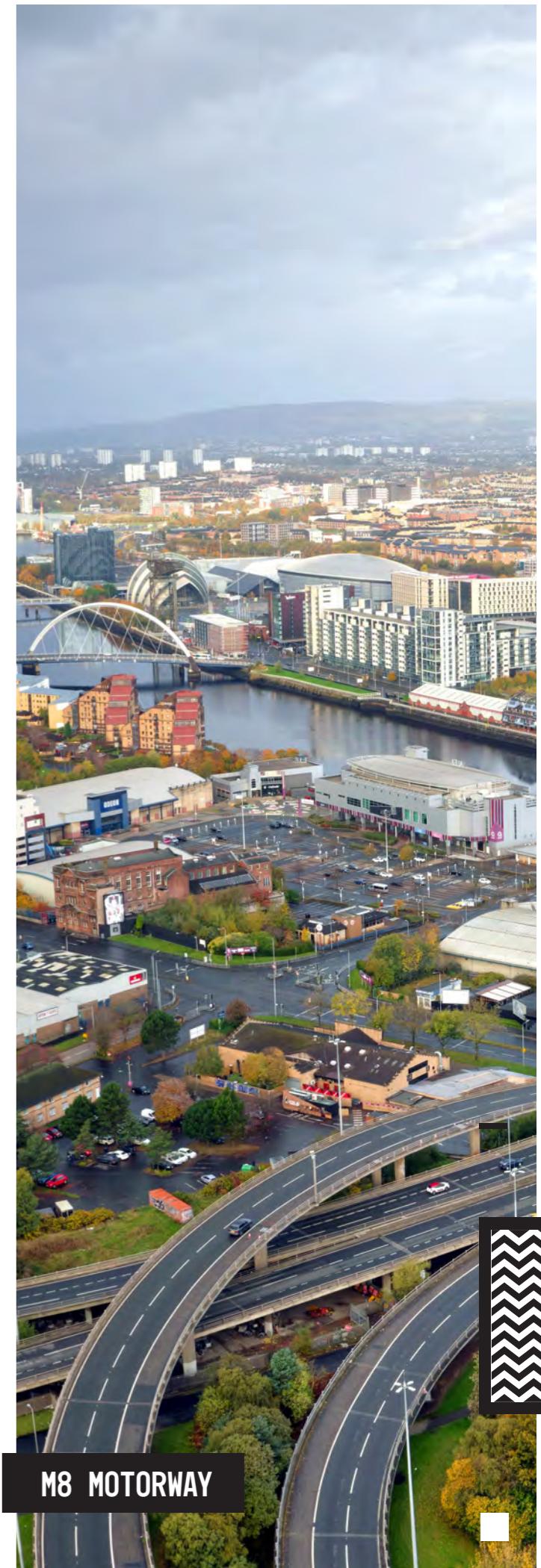
EXHIBITION CAMPUS



ASHTON LANE



FINNIESTON



M8 MOTORWAY

DISCOVER
FINNIESTON.



A HISTORIC HUB OF ARTS AND CULTURE.

Glasgow holds a profound historical connection to the Arts & Crafts movement, shaping its cultural landscape in the late 19th and early 20th centuries. This movement inspired artisans in pottery, ceramics, herringbone weaving, and textiles. The fine art Aesthetic Movement, led by Scottish artist Daniel Cottier, played a pivotal role in integrating art into everyday life, leaving an enduring impact on Glasgow's artistic identity.

Craft Works office and our surrounding planned residential developments occupy an area rich in craft making history. The site has been home to artisans and large manufacturing since the 1600s producing pottery, glass, cotton, a bakery and latterly the Diesel Works of Harland & Wolff producing the engine for the Titanic. Today Craft Works provides a space carrying on the location's tradition of creativity for modern businesses.

This collective influence has shaped the area into a cultural enclave, evident in its architecture, public spaces, and local industries, showcasing a vibrant arts scene and historical heritage that continues to evolve, honoring the area's rich artistic legacy.



HISTORY.

AMENITIES

AN OFFICE SPACE LIKE NO OTHER.

Craft Works is a place dedicated to cultivating creativity, with thoughtfully designed spaces to grow your business and nurture talent. Glasgow has never before seen the level of provision offered by Craft Works in such a price bracket.

- **P** - SECURE BASEMENT CAR PARK
- EV** - EV CHARGING STATIONS
- Bike** - BIKE BUB AND REPAIR STATION
- ♂♀** - FULL EQUALITY ACT COMPLIANCE M/F & GENDER-NEUTRAL TOILET AND SHOWER FACILITIES
- Office** - COMMUNAL BREAK OUT HUB
- People** - MEETING ROOMS
- Board** - BOARD ROOMS
- Yoga** - YOGA STUDIO
- Gym** - GYM
- Building** - BUILDING APP
- Concierge** - CONCIERGE
- Garden** - GARDEN
- Dog** - DOG FRIENDLY
- Outdoor** - OUTDOOR GAMES
- Prayer** - PRAYER ROOM
- Mothering** - MOTHERING / WELLNESS SUITE





AVAILABILITY.

FLOORS	SIZES	AVAILABILITY
THIRD FLOOR	19,721 SQFT	LET TO NHS
SECOND FLOOR SOUTH	10,000 SQFT	TO LET (FITTED)
SECOND FLOOR NORTH	10,000 SQFT	TO LET (FITTED)
FIRST FLOOR	19,910 SQFT	TO LET (REFURBISHED CAT A)
GROUND FLOOR SOUTH	8,793 SQFT	LET TO NHS
GROUND FLOOR NORTH - SUITE 1	7,300 SQFT	TO LET

ALL FLOORS ARE CAPABLE OF SUBDIVISION.

SPACES & FINISHES:

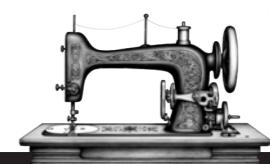
We have standard office spaces with a range of finishes to suit your preferences. We can also provide fully bespoke office spaces to fit your every specification. Get in touch today to discuss your business needs.

See page 26 for more details.

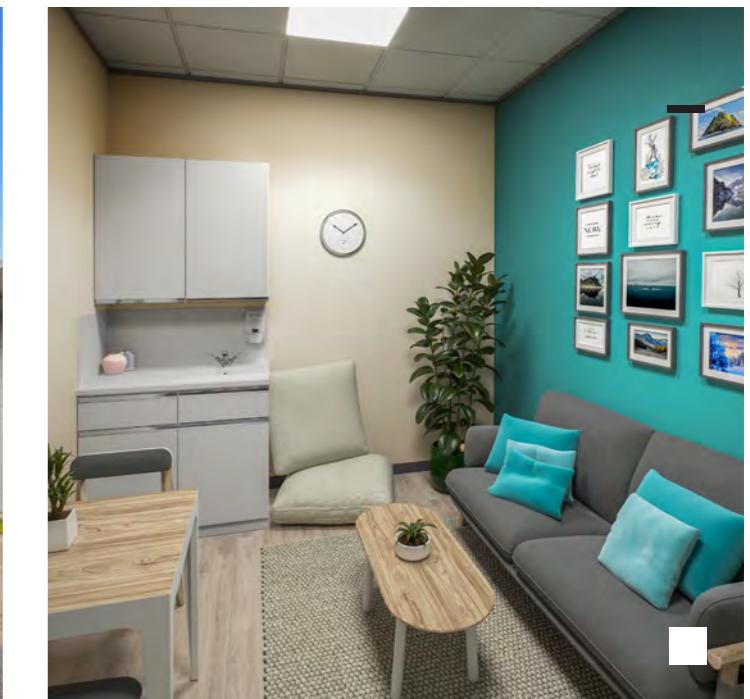
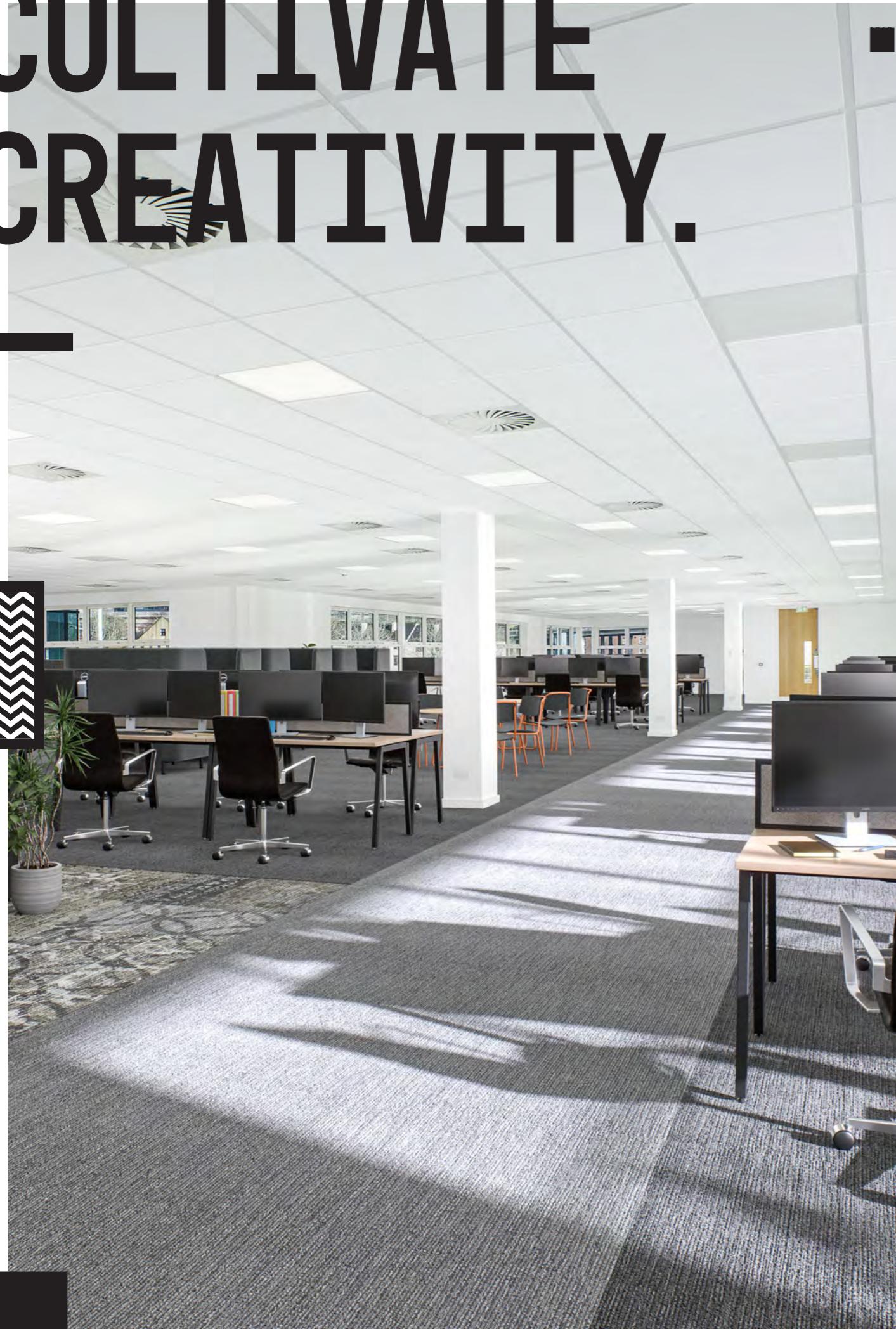
GET IN TOUCH:

AVISON YOUNG: LETTING AGENT
MICHAEL FACENNA, DIRECTOR
MICHAEL.FACENNA@AVISONYOUNG.COM
(+44)07983 994 050

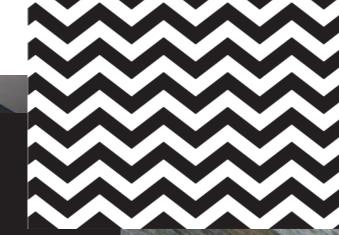
SAVILLS: LETTING AGENT
COLIN MCGHEE, DIRECTOR
COLIN.MCGHEE@SAVILLS.COM
(+44)07714 140 771



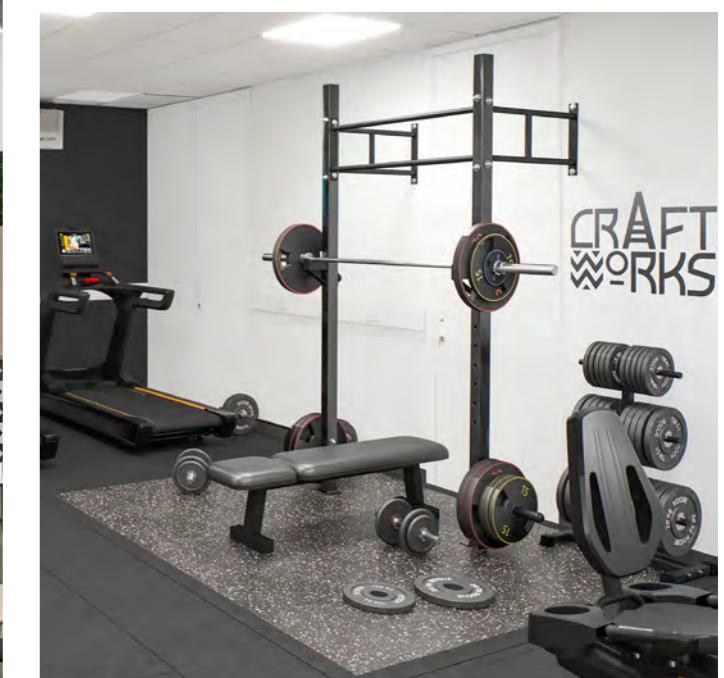
CULTIVATE CREATIVITY.

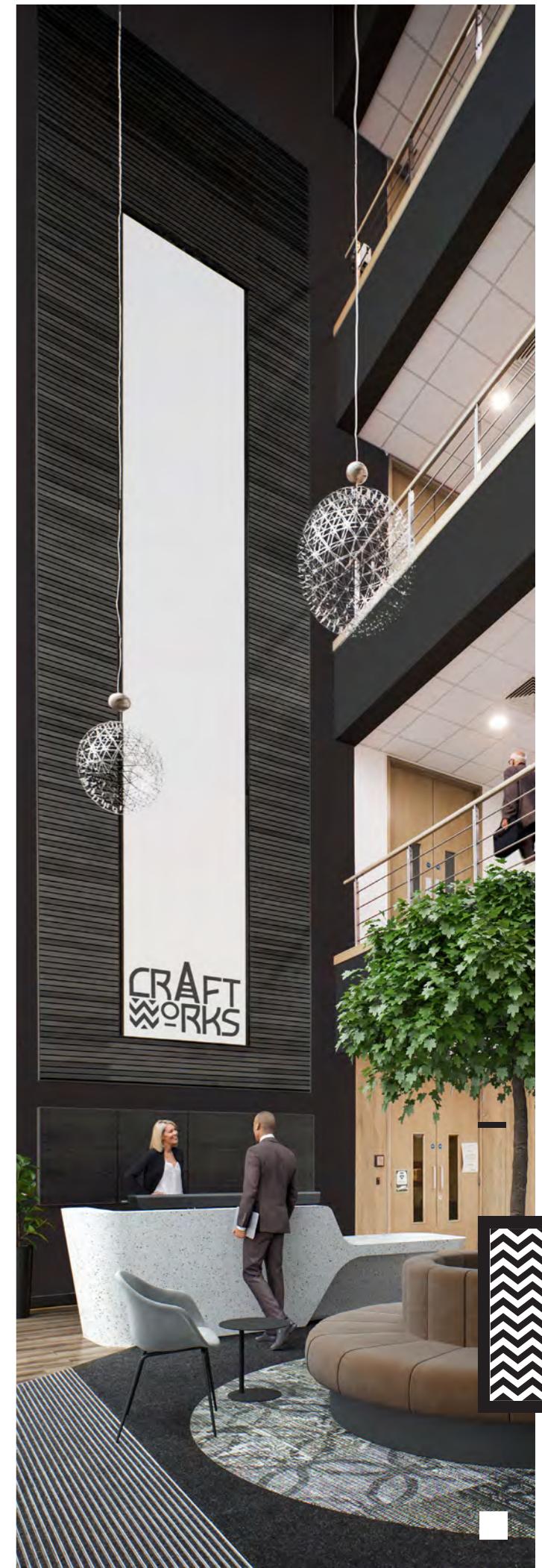
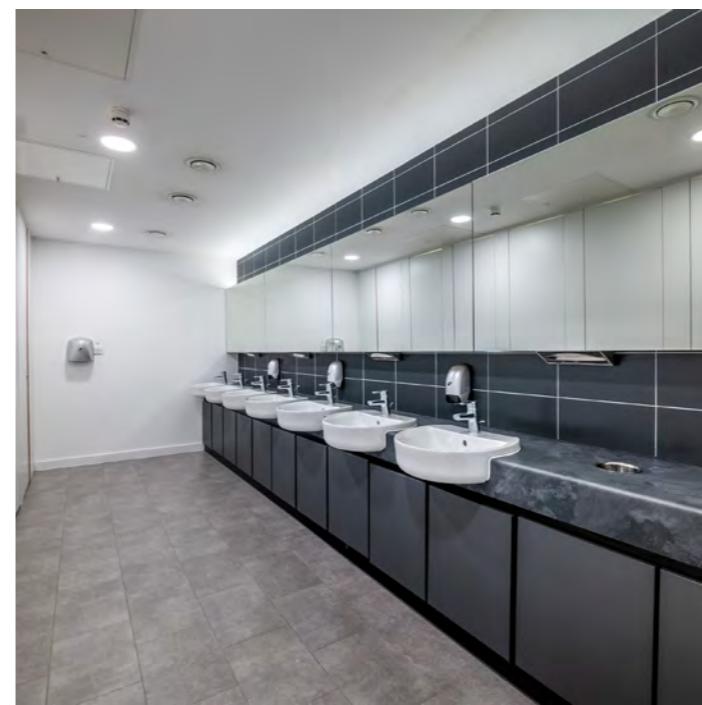
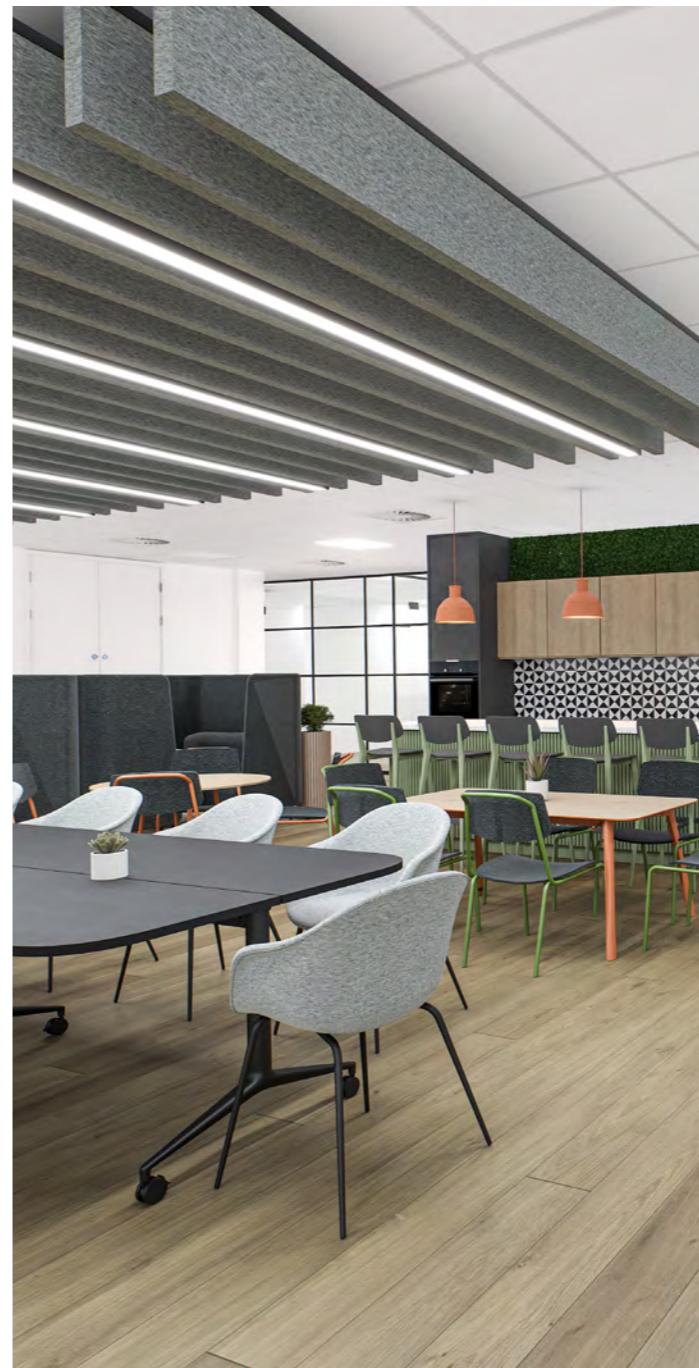
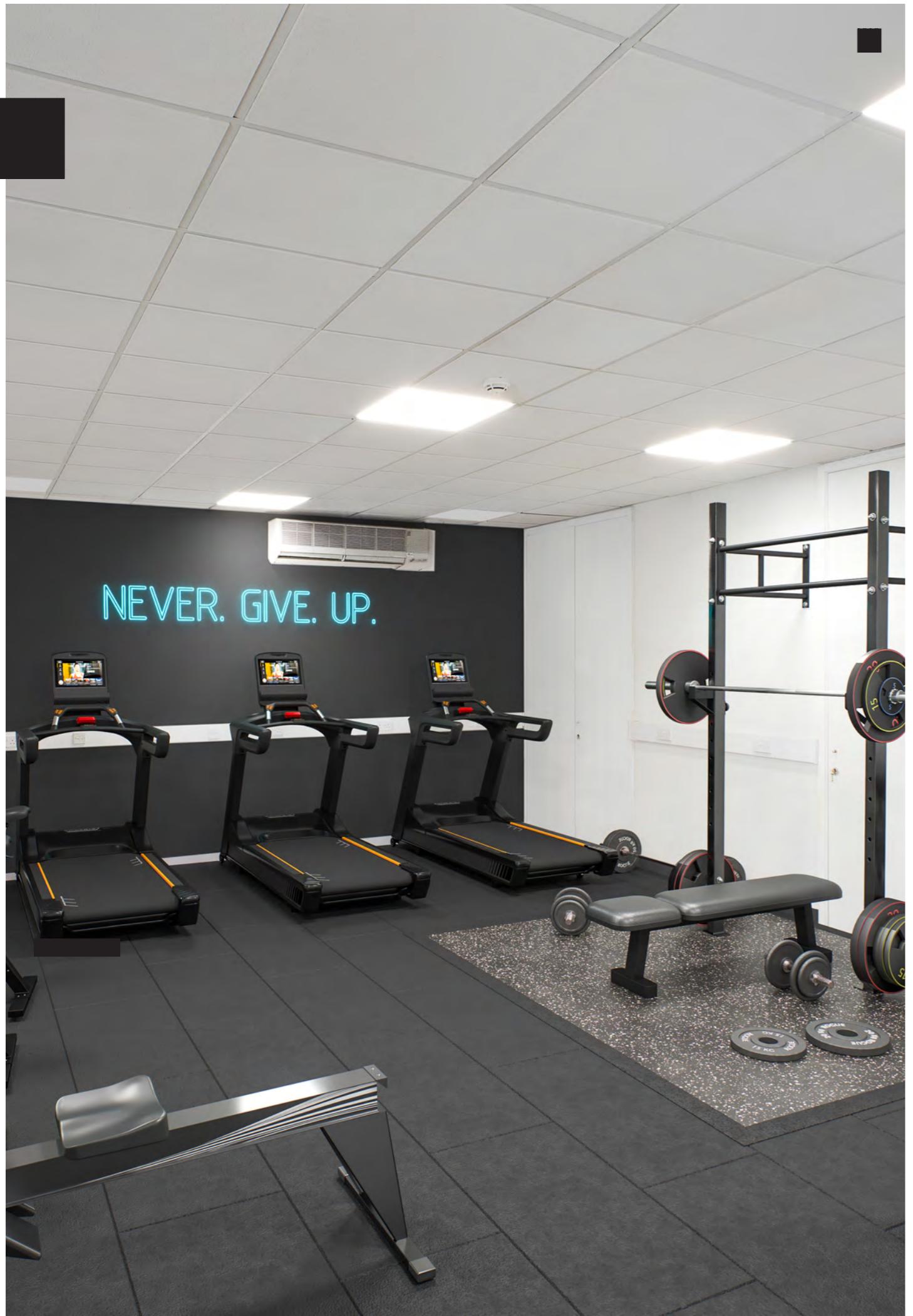


CGIS ARE FOR ILLUSTRATIVE PURPOSES ONLY.



INCITE INNOVATION.

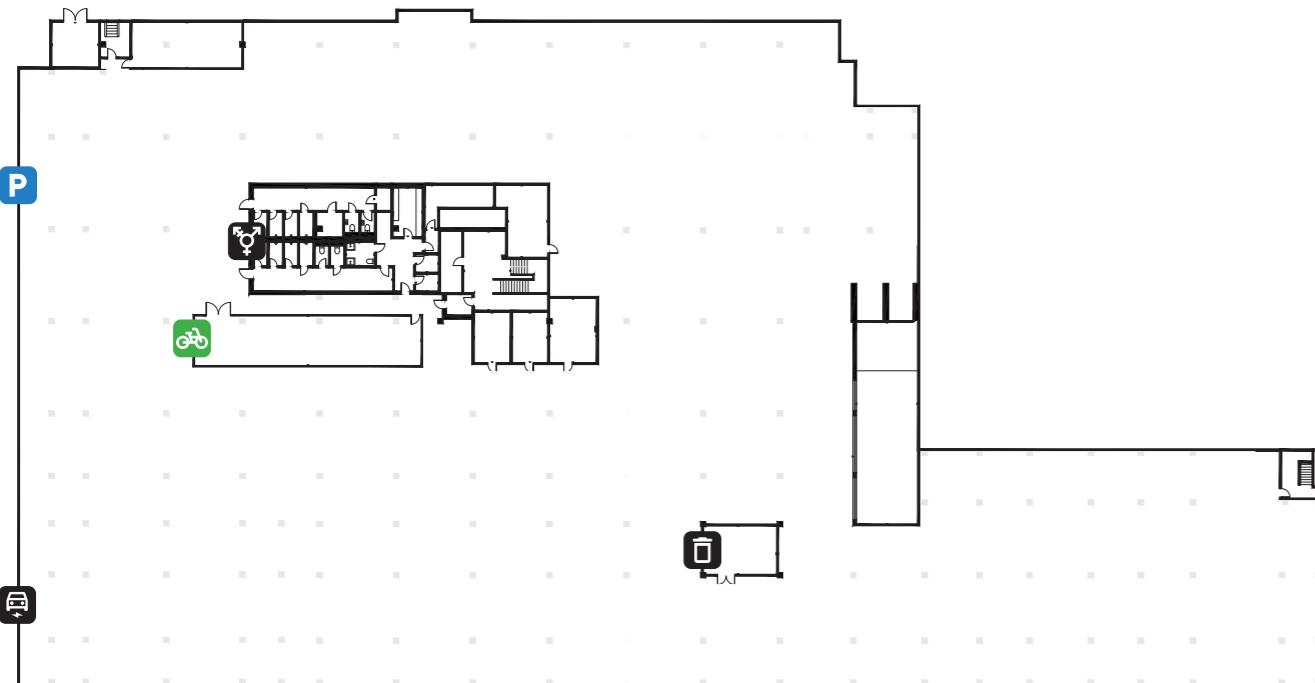




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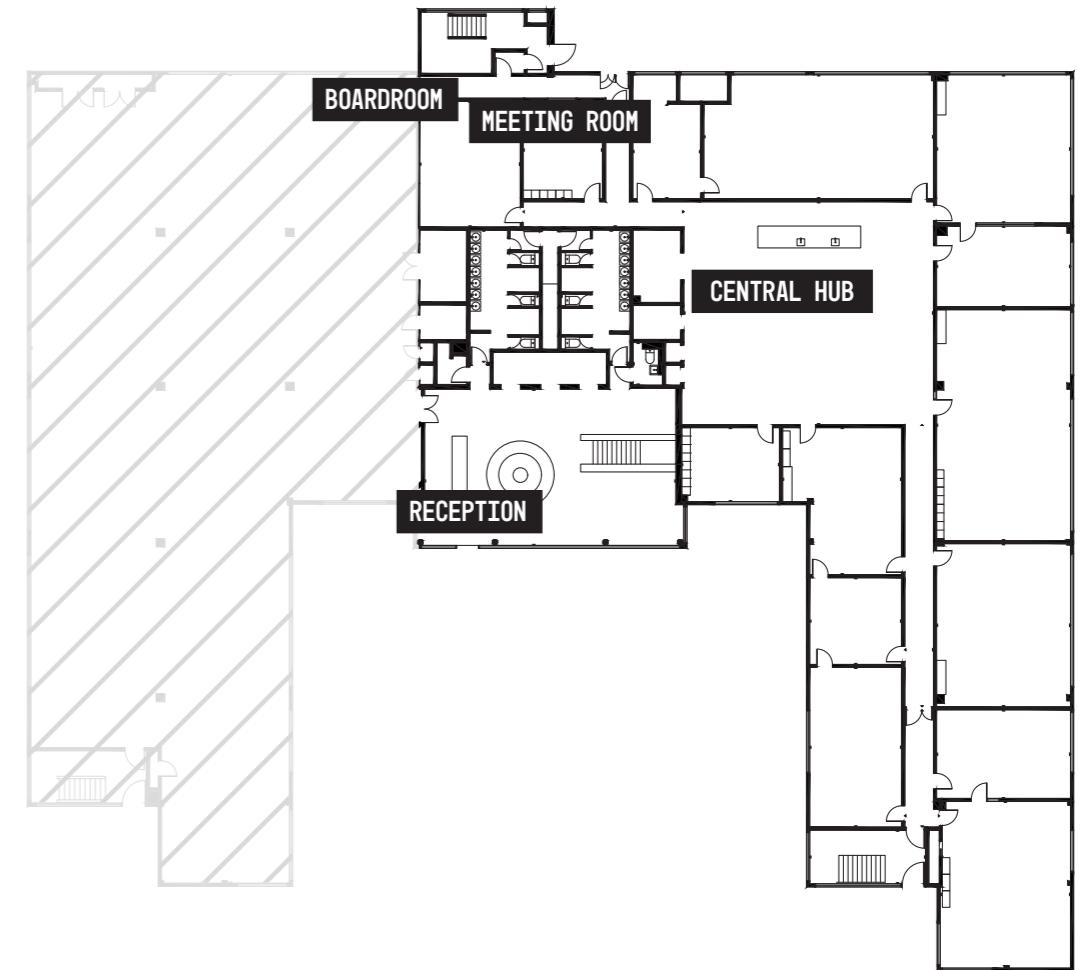
BASEMENT - PARKING

Craft Works "cargo deck" is a semi subterranean basement space. Entered via a ramp and secure access roller shutter door the part submerged basement has new LED lights and natural daylight from full external roof vents providing a more open feel whilst being fully secure. It benefits from full CCTV, 300 car parking spaces (40 proposed EV stations), a new 100 capacity, secure bike hub with repair station, new M/F & Gender Neutral and full disabled shower and changing facilities.



GROUND FLOOR

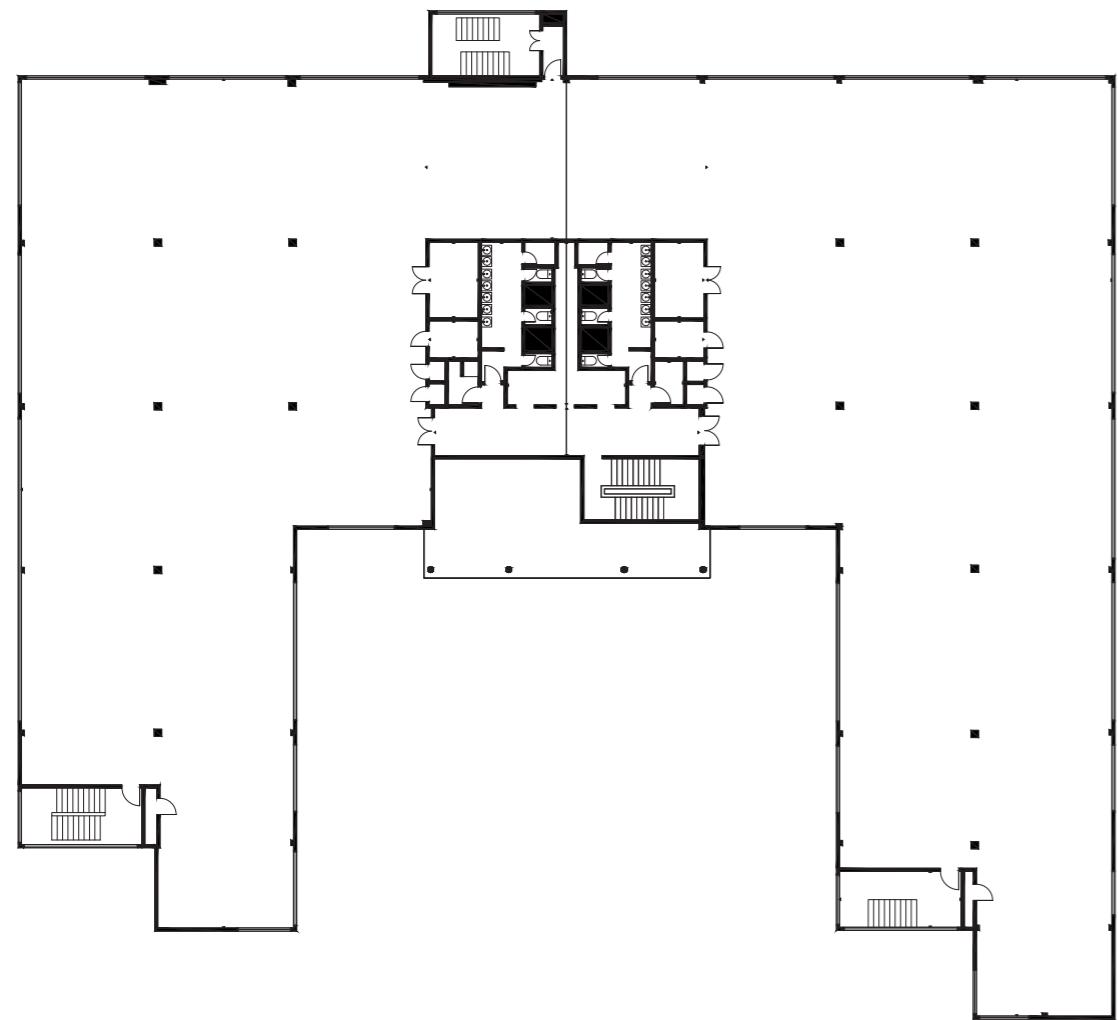
The ground floor of Craft Works is entered via the cargo deck or the front entrance. Immediately clients are drawn to our huge 4 storey light filled atrium with feature steel staircase and welcoming reception. The Central Hub is a place to meet, relax, collaborate or work with tea prep facilities, meeting and board room. The North suites can accommodate a range of smaller office requirements either on a traditional Cat A/open plan basis, partially fitted or fully fitted and furnished.



FLOORPLANS.



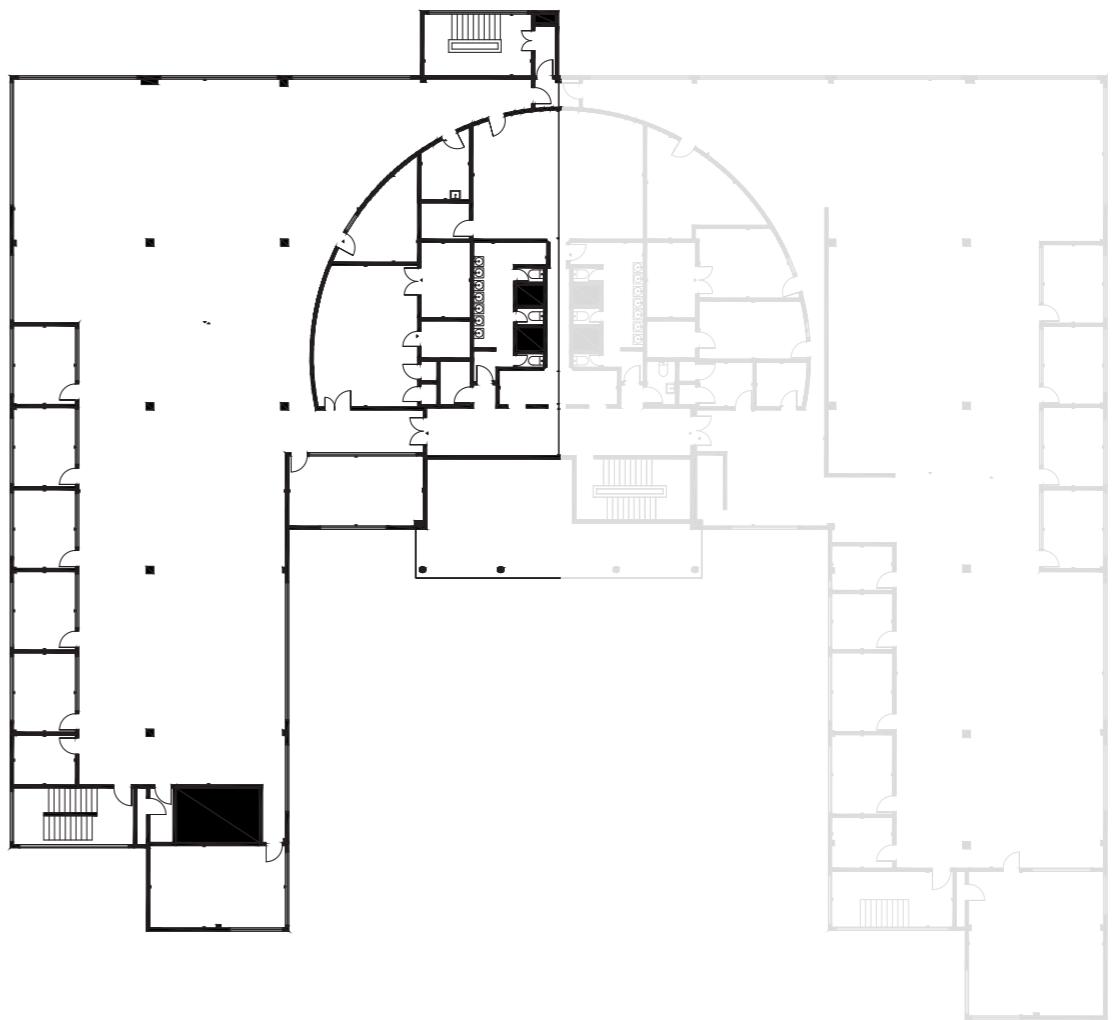
FLOOR PLANS



FIRST FLOOR

19,910 SQFT / 1,850 SQM

The first floor is a fully refurbished Cat A office with raised access flooring, suspended ceiling with LED lighting and air-conditioning. It can be let as a whole or sub-divided to suit a range of requirement sizes.



SECOND FLOOR (SOUTH)

10,000 SQFT / 929 SQM

Currently fitted out with 2 large board / meeting rooms, 6 smaller offices/ meeting rooms, open plan space, large kitchen break out zone, medical / wellness room, comms room and amenity room.





SECOND FLOOR (NORTH)

10,000 SQFT / 929 SQM

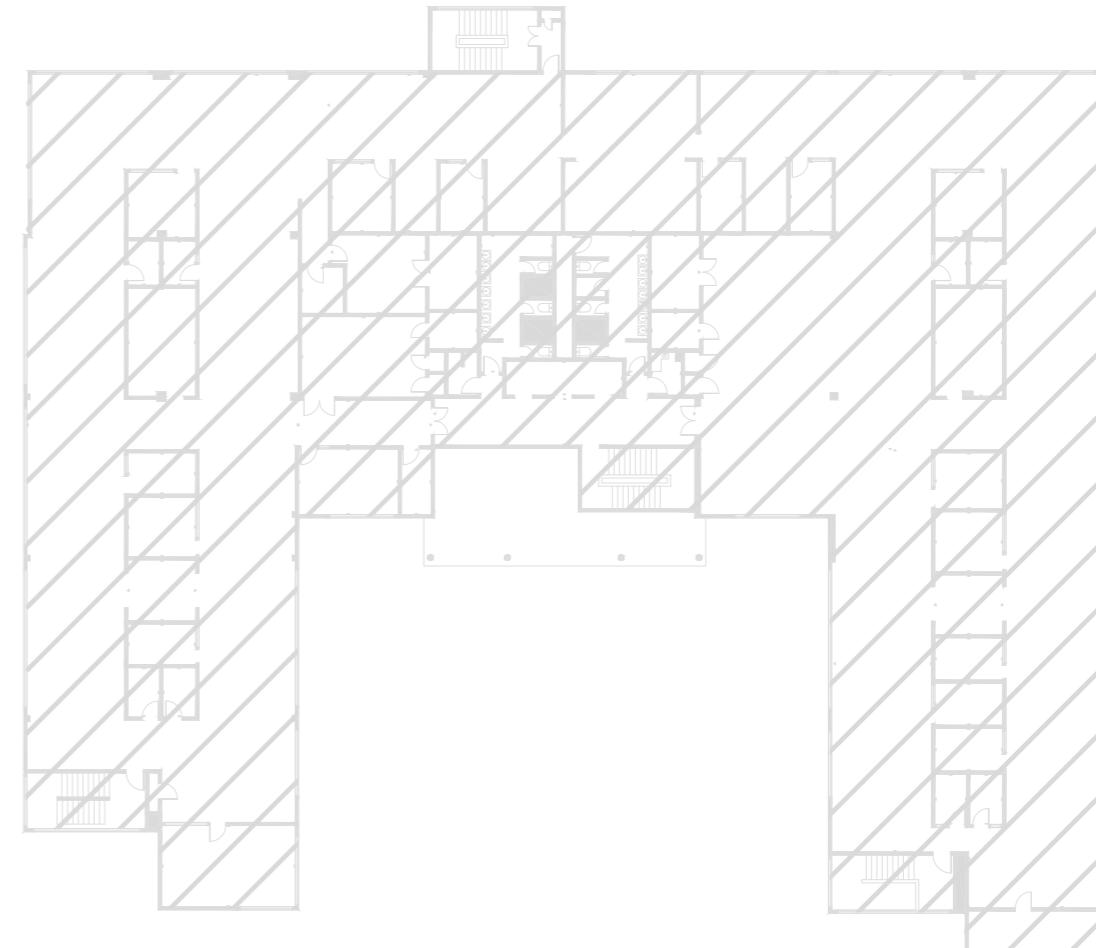
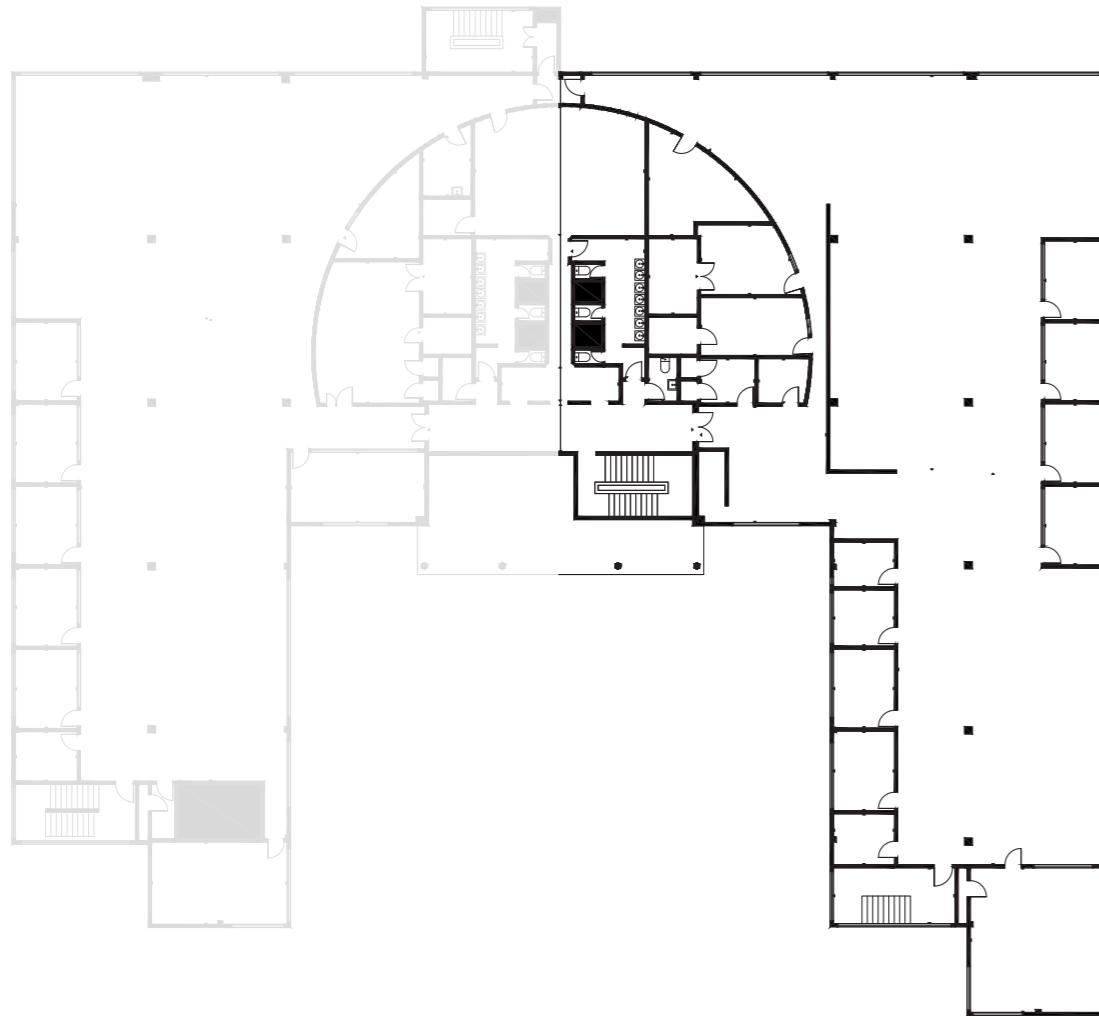
Benefiting from previous fit out. 12 small meeting rooms / private offices, one large meeting / board room, open plan space, mail room and storage

THIRD FLOOR

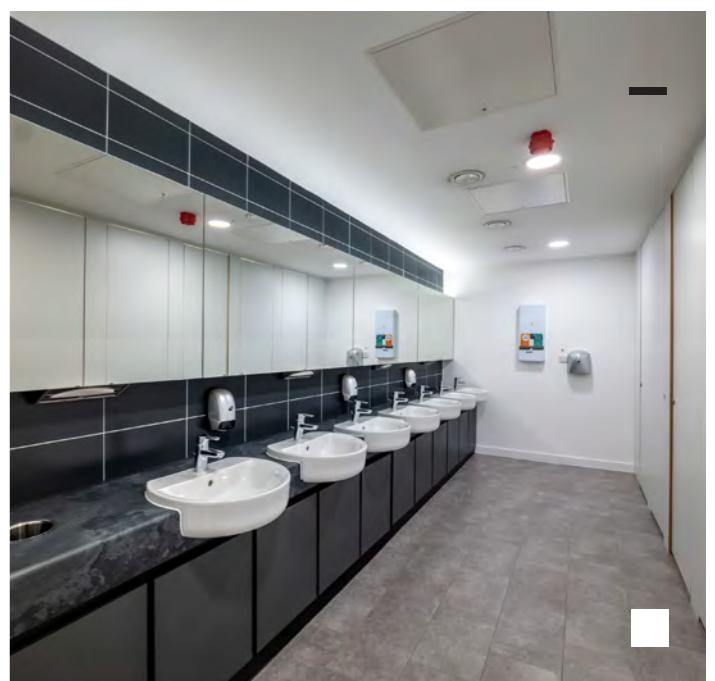
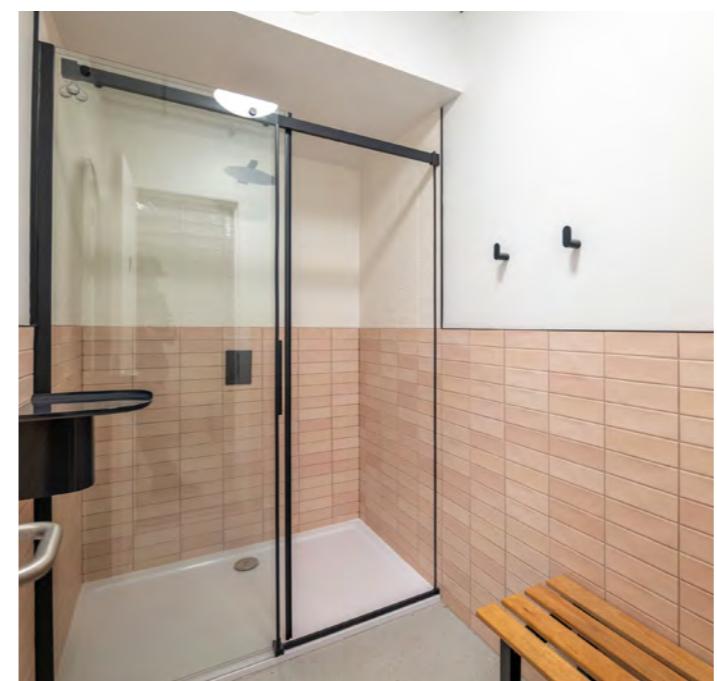
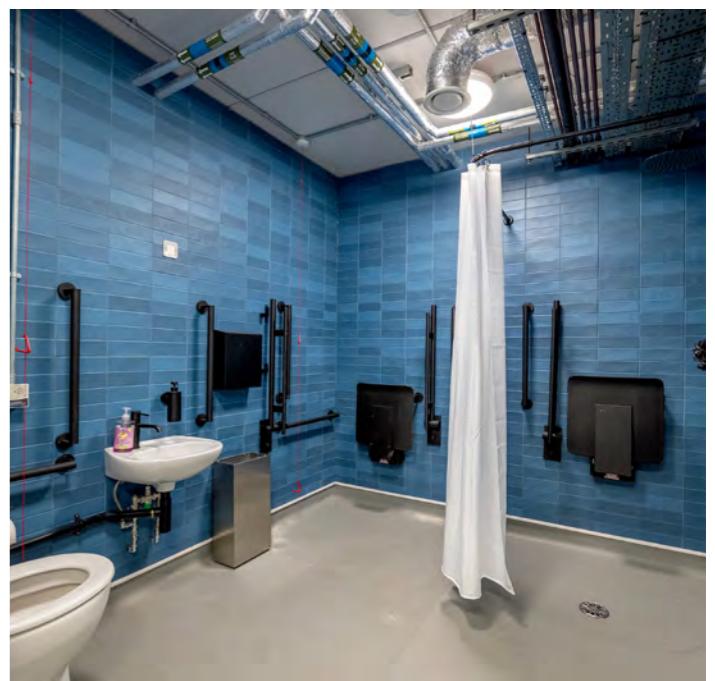
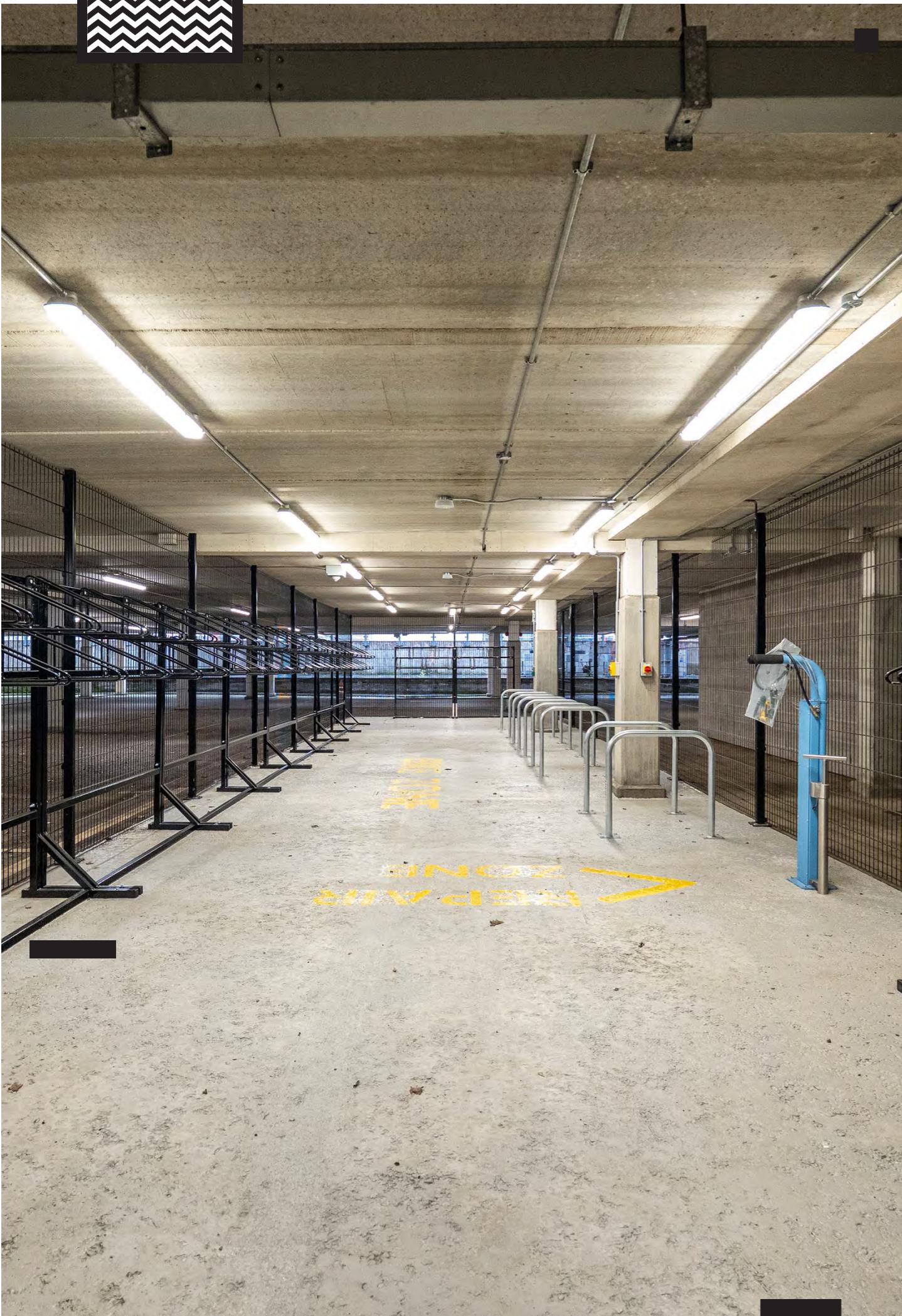
LET

19,721 SQFT / 1,832 SQM

Fully refurbished and fitted space let to NHS.



FLOORPLANS.



- IT'S TIME
TO FUEL
YOUR EXCITING
TALENT AND
WATCH YOUR
BUSINESS GROW.

JOIN US AT

CRAFT WORKS TODAY.



OFFICE SPECS.

STANDARD SPACES.

FLOOR SPACES:

- Standard office spaces can range between;
- 1,000 sqft
- 5,000 sqft
- 10,000 sqft
- 20,000 sqft

FINISHES:

— We also have a range of finishes to suit your preferences;

- Existing fit out
- Refurbished / Cat A
- Refurbished to include fit-out
- Refurbished and fully fitted / furnished

BESPOKE SPACES.

We are as flexible as your imagination wants us to be. We can provide fully bespoke office spaces to fit your every specification. Get in touch today to discuss your business needs.

ALL FLOORS ARE CAPABLE OF SUBDIVISION.





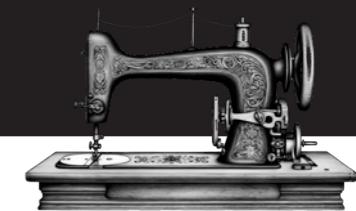
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CRAFT WORKS



FIND US:

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G3 8BW.



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