



THE
CADWORKER

CADWORKS, GLASGOW

Discover a new
way of working.

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INNOVATION

*Designed with the
occupier in mind*

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first cycle-in ramp*

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COMMUNITY

*Making a difference to
the people of Glasgow*

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CADWORKS™
GLASGOW



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**Welcome to The Cadworker:
this will completely change the
way you look at business space.**

BASIL DEMEROUTIS
Managing partner, FORE Partnership

'Cadworks'. The name itself celebrates the fast-paced cadence of business in a city that never sleeps. 94,500 sq. ft. of world-class office space in the vibrant beating heart of Glasgow, launching Scotland's first ever cycle-in access ramp. This is one of the country's greenest office buildings, with facilities you haven't seen before.

Cadworks isn't just a new way of building, it's a new way of thinking.

This is hyper-connected business space that everyone can access equally. This is spa-style changing and cooling zones, secure bike storage and an app to make sure your work/life balance stays healthy. This is a space surrounded by Glasgow's restaurant, theatre and cultural scene.

This is Cadworks.

At FORE Partnership we're not just building offices, we're building communities. At the core of our business is social responsibility – helping local grass-roots community organisations to thrive. From supporting refugee groups to Glasgow's homeless community, our social conscience underpins absolutely everything we do.

The Cadworker embodies what's special about the building, the city, this philosophy.

We are FORE and this is a new way of working.

*This is Cadworks. **BD***



DESIGNED WITH THE OCCUPIER IN MIND

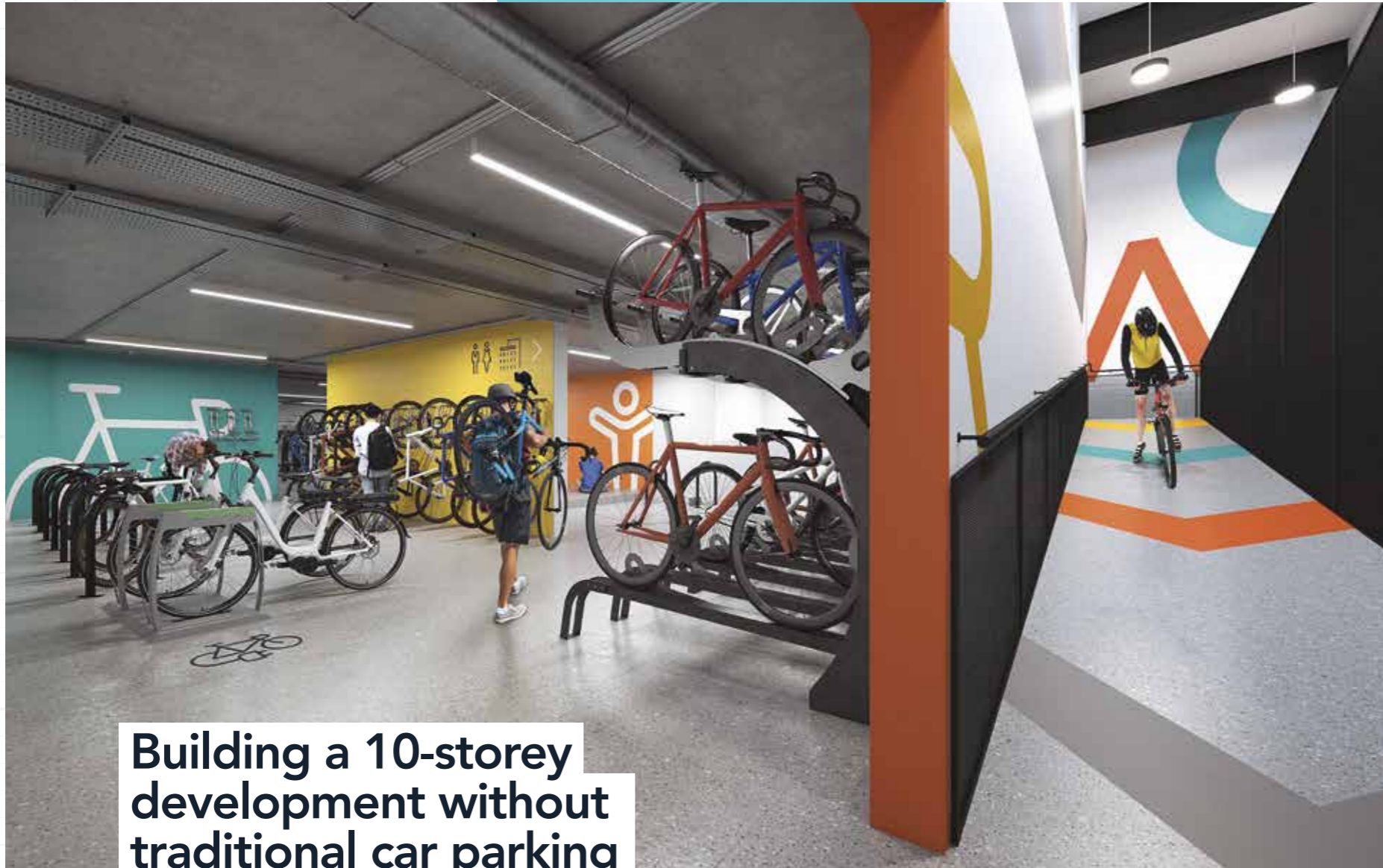
ROSS BLAIR
Cooper Cromar, Architects

When the brief came in to design one of *the* most green office buildings in the country, as architects, we were inspired by the challenge and opportunity for really creative thinking. Cadworks will make businesses think differently about the space they want to represent them; this is future-proofing at its best.

Glasgow's very own Alasdair Gray famously wrote: 'Work as if you live in the early days of a better nation'. Cadworks is our re-imagining of that 'better nation', a place where the working community is healthy, connected, and diverse.



01 Reception and breakout meeting area



Building a 10-storey development without traditional car parking spaces was a bold move, but we believe in creating the change we want to see.

02 Cycle ramp and bike storage

Our re-imagining has delivered one of Scotland's most sustainable office buildings. A place where you arrive not to rows of cars, but to Scotland's first cycle-in access ramp, leading to storage for 119 bikes, charging points for e-bikes, and special areas for parking recumbent bikes.

'Standard' is no longer enough. 'Okay' no longer cuts it. On average, we spend eight hours each day in our workplace so why would we expect occupiers to demand anything less than exceptional? Businesses and their teams need so much more. Open areas to meet up and socialise. Opportunities to 'beat the seat' by moving around and unparalleled digital connectivity. All within a 'green' building that environmentally doesn't cost the Earth.

Cycling down the ramp we've designed Scotland's best bike and fitness zone. Moving up to the light-flooded entrance foyer, there's meet-up space around the welcoming reception zone, and a chance to take the stairs or high-speed lifts to the spacious floorplates with their panoramic views across the city.

Hyper-connected to WiredScore 'Platinum' level, you'll never drop connectivity as you travel through the building, breathing clean air as you go.

Cadworks may have sustainability at its core, but its occupier community is at its heart. Ultimately, creating that sense of community and deep connection between people and space is the hallmark of great design. **RB**

PUTTING YOU



IN



CONTROL

AURÉLIEN COLLIGNON
FORE Partnership

Creating a hyper-connected, WiredScore 'Platinum' building was all well and good. But as with everything we do, we've taken it to the next level and commissioned a secure, in-building Cadworks app to let you 'be at one with the building'.

A first for Glasgow, our app isn't simply about ensuring your work-life balance stays as healthy as your balance sheet; it also means your business can actually integrate with the building itself. Designed to be technologically dynamic and offer a platform for each Cadworker, it allows you to book meeting

rooms, access local retailers, make restaurant reservations and catch up on company news. The app provides management with essential tools such as event posting and managing RSVPs.

In true Cadworks style, our app is also all about creating a community so you'll be able to post, use bulletin boards, make new connections and message contacts. We've used open-platform technology, meaning the app can be adapted to your company's needs and can be continuously developed to add more services and functions. 'Appy days! **AC**



saddle to seat

KEN McINNES

Ryden

Glasgow, Glasgow. Our 'dear green place' with a reputation for ship-building and heavy industry, and now... the only place in the world that can host all four Olympic cycling disciplines! From our world-class Sir Chris Hoy Velodrome to a brand new BMX Centre, cycling in this city has never been bigger.

Capitalising on cycling's popularity, new bike routes are being created across the city to make sure commuters on two wheels have safe, fast cycleways. We're the first city in Scotland to introduce 'Low Emission Zones' and with sales of e-Bikes rocketing, lycra really is the new black.

Cadworks has been imagined to sit at the heart of this new kind of city – one where the car is no longer king. Where local communities breathe clean air and where the roar of engines is replaced by the whirring of pedals.

Our cycle-in access ramp is the country's first. But it doesn't end there. Spa-style changing rooms, a cooling-zone, ironing station, e-bike charging points and secure storage for 119 bikes. As keen cyclists ourselves, we've thought of everything.

When it comes to the daily commute, it seems that the only thing in Glasgow that's 'going round and round' are bicycle wheels. **KM**



Young At Heart

(we're so young at heart)



01 Cycle maintenance station by Five At Heart

Five At Heart

JUSTIN SIRES
Five at Heart

We are proud to be working together with Cadworks to deliver the best cycling infrastructure in any building in Scotland.

When you were five, you probably had the best bike in the world. One to be proud of, say, a BMX; perhaps it even had streamers. Fast forward to today, and maybe, just maybe, that unbridled joy of cycling with the wind in your face (and let's face it, this is Glasgow, there is wind) is still there, but cycling to work is more of an ordeal.

You get to work feeling joyous but... where does your bike go? You can't turn up sweaty – or in lycra – if you want to keep your job. These are just some of the barriers that put the brakes on the joy of a cycling commute.

But that's where we come in. Five at Heart? Too right! We want that joy that comes from cycling never to end, even when you work in an office. Our vision is to make bike riding easy. We take the hard bits about cycling – the parking, showering, changing, locking up – and make them effortless through design, products and services.

18.6 million cycle journeys were made in Glasgow alone last year, with the NHS estimated to have saved £1.2m annually as a result of the health benefits. According to a major study published in 2017 by the British Medical Journal, cycling to work could halve the risk of cancer and heart disease.

Up to 13,000 cars are taken off the city's roads each day by bike use and figures also show that 82% of Glaswegians support increased roadside cycle lanes*. With statistics like these, it's clear people want to cycle.

From the very beginning, we consult with clients to optimise their space, implementing intuitive storage, such as racks and lockers, and providing ongoing services that make little luxuries, like fresh towels, all part of the experience. Our expertise comes from years of having done this ourselves. We've walked the walk – or cycled the cycle.

We've been specialist consultants for Cadworks since the start, briefed to create the very best conceivable facilities for tenants and deliver a new benchmark for cycling facilities in Scotland.

To do this, we've examined in detail how people interact with their space, what they need and where they need it. To make it practical to cycle to work. We also wanted to understand what else people need to make this the best cycling commute facility in the City: space for maintenance; cleaning and electric bike charging; alternative types of parking (such as foldable bikes); and to appreciate that certain tenants will need extra security for their pride and joy!

We've incorporated a 'cool down zone', iron, towel, and water stations. We've also allowed for the facilities to better meet gender demand with flexible shower walls and unisex locker provisions, ensuring a future-proofed space.

We all know the obvious health and environmental benefits of cycling and we've made cycling to work at Cadworks so efficient, you might even forget you're on your way to work and find that 'Five at Heart' joy again. Although this time, you probably won't have stabilisers. **JS**

*Bike Life Glasgow 2018

THE TREE, THE BIRD, THE FISH AND THE... BIKE?

PETE MILLS

Community Development Officer,
Cycling Scotland

Cycling is one of the healthiest, fastest, greenest, and cheapest ways to get around a city. But unlike places like Amsterdam where cars are a rarity and bikes rule the road, people in built up, car-centric conurbations like Glasgow often feel far less confident about getting around on two wheels.

At Cycling Scotland we are working hard to make sure that everyone has the confidence and opportunity to cycle. Our vision is for a sustainable, inclusive and healthy Scotland where anyone, anywhere, can enjoy the benefits of bikes.

As Scotland's cycling organisation, our goal is to work hand-in-hand with communities, employers, nurseries, schools, and campuses, to make cycling accessible, whether that's on the roads or in the countryside. We work with people of all ages and from all walks of life to support them into cycling safely, funding and supporting projects that enable this.

Once the barriers – both physical and psychological – are removed, cycling is an incredibly inclusive activity that helps address health and economic inequalities.

Another element of Cycling Scotland's work is to offer recognition to employers, community groups, campuses, and schools through our 'Cycle Friendly Awards' programme. We also provide grant funding that supports projects to encourage cycling throughout all these settings.

We are pleased to see buildings like Cadworks innovate around cycling. It is reducing car use by building a large-scale office development with no traditional car parking but sizeable provision for bicycles. This will have a huge positive impact on not only the tenants, whose health will doubtless benefit, but for visitors to Glasgow city centre who will see a reduction in pollution and fewer cars. We hope to see Glasgow develop a more traffic-free city centre where people can safely and easily commute by bicycle.

Cycling Scotland will work alongside both Cadworks and its tenants to help them achieve this, offering training, support and advice.

Glasgow is increasingly becoming a city that welcomes and values its cyclists. New routes are being developed and millions of kilometres in Scotland are being cycled every year. With developments like Cadworks flying the flag for healthy and sustainable commuting, people really are seeing that two wheels can be better than four.

Interested? Get in touch with me at info@cyclingscot.scot. **PM**

www.cyclingscot.scot



blue-sky thinking, green results.

BREEAM®

BREEAM 'EXCELLENT'



WELL READY



EPC 'A' RATED

JONATHAN GIBSON

Avison Young

At Cadworks, we don't just do blue-sky thinking, we also do materials, water, light, and heat thinking. And how these can all be optimised at huge savings to occupiers and the planet if we get our sustainability absolutely right.

The brief to create one of Scotland's most green buildings was hugely ambitious, but the benchmarking we've carried out to date shows that we've achieved this. So far, our design is recognised as being BREEAM 'Excellent', WELL ready, and EPC 'A' rated. We've added a green roof area to boost ecology, a large recycling space with a waste compactor, and low-energy LED lighting throughout. Heating and cooling is achieved via a new energy efficient VRF heating and cooling system.

Our absolute commitment to ethical and sustainable material procurement also means that from floor to ceiling, we've kept it green and at every possible opportunity we've used the most cutting-edge technology to achieve more sustainable outcomes.

A 'WELL Ready' building lets you work in a healthier building with improved air quality, better water quality and availability of fresh drinking water, more natural lighting, fitness facilities, and an overall focus on comfort and mind. WELL buildings like Cadworks also create a path for tenants to more easily include elements of health and wellbeing in their design. They subsequently deliver marked improvements in staff productivity, retention, engagement, and reductions in sick leave. All key metrics in the running of a business.

Crucially, we have no traditional car parking provision at all. There are only four spaces for cars at Cadworks and these are reserved to charge electric cars. We've included storage space for 119 bicycles of all shapes and sizes. Long live the bike!

The world is changing, awareness is growing and an awakening is happening. Be part of it. **JG**

A



CITY

46%

of working age population is educated to degree level in Glasgow, so finding and retaining talented staff is easy (investglasgow.com)

2nd

highest productivity levels among the UK Core Cities

3rd

highest in the UK for quality of life (Mercer 2019 City Rankings)

8th

Glasgow voted 8th best city in the world (timout.com March 2019)

DAVID COBBAN
Savills

It's often said that 'People Make Glasgow'. Managing any business can be challenging but in Glasgow the bigger challenge – staff recruitment and retention – is helped by the great transport links and quality of well-educated people to employ. But Glasgow is also made of world-class restaurants, renowned theatres, lively music venues and astounding architecture. Glasgow is the only UK city with UNESCO status for music, we have around 130 music events each week. If Glasgow had a middle name, it would be culture; whichever way you look, there are art galleries, museums, and parks.

The shopping's pretty good too. From Buchanan Galleries to the Italian Centre, with Princes Square and St Enoch Centre in between, we have some of the best retail in the UK. The food scene is exceptional, whether you're looking for a vegan brunch (did you know Glasgow has been voted the UK's best vegan city?) or a five-star dinner.

With both Central and Queen Street stations just minutes walk from Cadworks, there are also subway stations and several bus routes close to the building, as well as traffic-free cycling and walking routes along the nearby River Clyde. Glasgow Airport is easily accessible making the city as hyper-connected as the building itself.

Glasgow is one of the UK's most lively, diverse, educated cities and has real heart. It's a community we will continue to support and be involved with, even if it is 'pure Baltic' at times. **DC**

T O



W O



R K



A N D



P L A Y



walk



Central Station	3 mins
Airport Express Bus Stop	1 mins
Buchanan Street	4 mins
St Enoch SPT Subway Station	4 mins
Anderston Station	5 mins
Queen Street Station	10 mins
Charing Cross Train Station	13 mins

train

Edinburgh	48 mins
Newcastle	2 hrs 25 mins
Aberdeen	2 hrs 47 mins
Manchester	3 hrs 17 mins
London	4 hrs 29 mins



drive



M8 Motorway	3 mins
Glasgow Airport	15 mins
Edinburgh Airport	45 mins
Edinburgh	50 mins
Aberdeen	2 hrs 45 mins
Inverness	3 hrs 10 mins



RESTAURANTS

- 01 Marco Pierre White Steakhouse & Bar
- 02 Viva Brazil
- 03 The Grill on The Corner
- 04 Gamba
- 05 Gusto
- 06 La Lanterna
- 07 Alston Bar & Beef
- 08 Pulcinella
- 09 The Red Onion

CAFÉS

- 10 Operetta
- 11 Philpotts
- 12 Where The Monkey Sleeps
- 13 Jules
- 14 Starbucks
- 15 Costa Coffee
- 16 Caffè Nero
- 17 AMT Coffee
- 18 Cafe Fame
- 19 Piece
- 20 Riverhill Coffee Bar
- 21 Tantrum Doughnuts
- 22 Primal Roast

HOTELS

- 23 Hotel Indigo
- 24 Ibis Styles
- 25 Premier Inn
- 26 Hallmark
- 27 The Principal Grand Central
- 28 Radisson Blu
- 29 Motel One
- 30 Park Inn by Radisson
- 31 Abode
- 32 Hampton by Hilton
- 33 Kimpton Blythswood Square Hotel
- 34 Malmaison
- 35 Hilton
- 36 Marriott

GYMS

- 37 The Gym
- 38 CD Fitness
- 39 LivingWell Health Club
- 40 Pure Gym (2)
- 41 Sportsdirect Fitness
- 42 Snap Fitness
- 43 Beat Theory Fitness



7
MINS

Currys PC World
Jamaica Street



La Lanterna
Hope Street

5
MINS



Run4It
Bothwell Street

3
MINS

ON YOUR DOORSTEP

8
MINS

Apple
Buchanan Street



2
MINS

Operetta
Waterloo Street

9
MINS



Fraser's
Buchanan Street



5
MINS

Champagne Central
Gordon Street

4
MINS



Cycle Republic
Bothwell Street

7
MINS

Moss Bros
Renfield Street



F

PAUL BROAD
Avison Young

At Cadworks, we're so flexible, we've bent over backwards for you. With three different finish options for occupiers, you choose and we deliver, meaning there's no need to strip out to fitout when you arrive, saving money, time and the planet.

Another alternative, keeping it really easy for the occupier, we can finish the building to 'shell and floor' and then give you capital to dovetail Cat A and Cat B fitouts. It's really that simple!

L

E

X



02 Exposed

I

B



01 Grid

I

T

I

L



03 Raft

Y



04 Office fitout (Raft)

We don't do standard.

Cadworks is one of Glasgow's first 'shell and floor' specifications, giving occupiers a choice of finishes. This means that businesses moving in will save time and money, be more sustainable and more creative with their fitout.

A choice of stripped back, ceiling raft, or traditional ceilings, means that unsuitable standard finishes won't have to be stripped out and disposed of, so your move will not only be more planet friendly, but your budgets can also be kept for those creative touches.

Having a blank canvas that you've chosen means you can get on with fitting out without having to deal with a restrictive legacy. Less to do also means shorter moving-in timescales. With your specification already chosen, your fitout can start straight away.

We don't do 'standard'. We do world-class and we do complete flexibility. So you can flex those creative muscles. **PB**



05 Office fitout (Raft)



connectivity matters

To shamelessly paraphrase the Stereo MCs: we had to get ourselves connected.

Cadworks isn't only one of Scotland's 'greenest' buildings, it's also one of the best connected; we didn't just want to settle for 'okay' when it came to IT. We've gone several steps further and won the top WiredScore 'Platinum' rating, the industry recognition for buildings with the very best in connection infrastructure.

This means that experts in their field have certified Cadworks' connectivity as resilient, secure, and ready for you the day you move in. With hundreds of meters of dark fibre running through the building's core and all the main providers already present within the building, you'll be able to plug and play instantly without weeks or months of dealing with third party service providers. We've done it all for you, down to the paperwork.

There are few more frustrating and costly issues for a business than poor digital connectivity and at Cadworks, we've made absolutely sure that you'll be hyper-connected and future-proofed at all times, everywhere in the building, from the reception to the top floor.

Whether you're streaming, editing, banking, or emailing, you'll stay online with high internet speeds whatever time it is and whatever floor you're on. Meaning no unwanted interruptions and more productive time. Our connection with our tenants is one we will never drop.

WIRED FOR SUCCESS

DAVID GARLAND
WiredScore

In a fast-moving digital economy – where technology is the absolute lifeblood of every business’ operation – fast and reliable connectivity is non-negotiable. The world-wide movement to cloud-based apps, smart devices, and flexible working means that digital connectivity is fundamental in empowering employees to be more productive. Whether they’re office, coffee-shop or home-based.

However a recent study of businesses by our team here at WiredScore highlighted an enormous discrepancy between what companies expect from their office’s connectivity and what they actually get. Whilst the vast majority (97%) said quality of internet and mobile connection was important when choosing office space, six out of ten faced problems on a monthly basis.

As the company behind the international Wired Certification standard, our vision is to improve digital infrastructure. Our benchmarking evaluates a building’s connectivity, with measurement focused on four key components that tenants need: to get set up straight away; pay an appropriate price for the speed they want; ensure optimum mobile experience; and reassurance the internet will not go down.

“We used to sip data – now we gulp it,” says William Newton, WiredScore’s president. “This has led to a change in business’ needs, which the property world hasn’t kept up with. Having problems with connectivity every month isn’t acceptable, particularly with Gartner estimating the average cost to a business of just one hour’s internet downtime is £234,000.”

We launched Wired Certification in partnership with the City of New York in 2013. Following success in the US, we launched in the UK in 2015 and since then, we’ve expanded to France, Ireland, Germany, and Canada. As a result, more than five million people globally now work in over 1,700 Wired Certified buildings, with tenants totally confident that their employees have the tools to work to their maximum potential. **DG**



Cadworks has secured the top Wired Certified ‘Platinum’ rating, ranking it alongside developments such as Hudson Yards in New York. It’s great to see forward thinking landlords like FORE Partnership leading the way on digital connectivity. Cadworks embodies the highest standards of digital infrastructure, meaning tenants will experience best in class connectivity. Not only will the business who headquarter themselves here have the tools for productive, uninterrupted workflow, their teams will be motivated and confident in their digital environment. Our vision is for a hyper-connected, resilient future and this is one building that’s leading the way.



FAST INSTALLATION

A dedicated building comms room with all major telecoms operators having a presence allows you to connect to your preferred supplier with a simple patch lead



FUTURE-PROOFED

Ability to accommodate service provider cabling and rooftop space for communication equipment for future tenant’s needs



KEEPING COOL

Our dedicated, secure Telco room has resilient climate control to ensure maximum performance under pressure



NO SERVICE DISRUPTION

Two communication risers pre-populated with fibre cables provide and protect against potential disruption



DIVERSITY

Two universal communication chambers provide diverse routes for incoming service provider cabling



PROTECTION

Key infrastructure has been designed to prevent damage to your equipment in the event of localised flooding



BACKUP

A back-up generator supplies emergency power to your mission critical equipment



POWER

Diverse power feeds minimise risk of disruption when the unexpected happens



RADIO FREQUENCY

A Radio Frequency survey will be carried out before the building’s PC



SERVICE PROVIDERS

BT Openreach, Virgin, and Vodafone will have fibre infrastructure present in the building. Standard Wayleave Agreements have been negotiated to help streamline future installations for new service providers

"If our tenants are at the heart of Cadworks, our work with local communities is our very soul."

HEART

We firmly believe that it's just not enough to 'build up and move on'. When we add to a city's skyline, we also want to contribute to its communities, its people and its purpose.

That's why as we build Cadworks, we work closely with local community groups. These include the wonderful Soul Riders, which refurbishes bicycles for marginalised members of our community in order to help them access education and work, and avoid isolation.

And as with our other developments throughout the UK, we've also worked with homeless charities and several other organisations that support the most vulnerable in our society.

Supporting those in need is one of the immovable cornerstones of our business. And our belief in creating a more equal society, where we share our resources with those in need, is as unshakable as Cadworks itself.



& SOUL



RASHID KHALIQ
CEO SoulRiders Scotland

PE
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For many people, their bike represents a healthy, leisure-time activity – Sunday cycles with the family, teaching your children to wobble safely along. For others it's the commute a quick and refreshing way to get to the office.

However, a bicycle can be much, much more. For some, it's a lifeline. A bike can mean access to education, work, healthcare and friendship. It allows isolated, vulnerable people to get out and about, exercise and meet others. With cars being beyond the reach of many and public transport an additional cost, access to a bike can represent freedom, health and empowerment.

Vulnerable and marginalised groups, including asylum seekers and refugees, all too frequently find themselves utterly unable to access vital appointments or assistance because they simply cannot get places. An all-day bus ticket may cost around £5 but if your daily living budget is £3, that's not feasible. Vital appointments may be an hours' walk, on the other side of the city.



At SoulRiders, our vision is to create 'stronger communities through cycling'. We are a community-led organisation based in Glasgow's Southside. From our Community Cycling Centre we refurbish donated bikes, which are then put back in to the community, some for free. Through our Social Enterprise we also carry out repairs and offer training.

We run 'SoulRiders' for all levels of ability, as well as 'SoulKids' and 'SoulSisters' programmes, helping and training people to ride bikes, something they may well never have done before. Our SoulLounge is a vital hub where people can get together, make friends and share their experiences. And we offer a Pathways programme specifically to help and empower the refugee community.

One of our ambitions is to see Glasgow become a Flagship Community Cycling City, where cycling is supported, encouraged and developed. We are incredibly proud to have partnered with FORE and Cadworks for a bike donation drive for the refugee community and will continue working

with them on more initiatives. Cadworks has created the first office space in the city centre that has completely prioritised cycling over cars, taking the city significantly closer to our vision.

Mark Cavendish, British racing cyclist, said: "To me it doesn't matter whether it's raining or the sun is shining or whatever; as long as I'm riding a bike I know I'm the luckiest guy in the world." A bike doesn't solve all the world's problems, but for many people, it's a pretty good place to start. **RK**

www.soulriders.org.uk



01 Geisberg courtyard

FORE

TO THE



02 The view from the balcony at 58VE



03 Windmill Green exterior

Cadworks is brought to you by FORE Partnership, a purpose-driven pan-European real estate investment boutique, whose mission is to 'do well by doing right'.

Our mission's four pillars, which we call Building FOREward, are: carbon reduction; health and wellness; design and built environment; and social impact and community. We continuously and carefully research how each of these pillars creates sustainable financial return, as well as a more sustainable and just society.



04 Windmill Green rooftop



05 Cadworks

From our award winning '58 Victoria Embankment' to Manchester's 'Windmill Green', where beehives inhabit the roof and scooters take you around the city, to Germany's first 'Gold' certified landmark residential property, 'Geisberg' in Berlin, our four key beliefs inform absolutely everything we do.

To preserve our world and the wonderful, diverse and often fragile communities in which we live and work, we must change the way we build. The way we do business. The way we think. Sustainability and community must equal the need for profit; we must support people as we build spaces. We must build what we believe.

This is Cadworks, this is change.

We are FORE.

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