

citypark
GLASGOW

be part of it...



citypark

WELCOME TO
citypark
PROPERTY OF THE GROUP

WIREFOX

Join an exciting community within a historic office building, bridging Glasgow's city centre and east end.

Citypark was created out of the Grade B listed former Wills Tobacco Factory into a modern and dynamic centre for business, creativity and leisure, providing 300,000 sq ft of modern workspace.





city park





Junction 14 M8 Motorway + Alexandra Parade Station



SUBWAY



Domino's

GREGGS

Alexandra Parade / A8

J15 M8 motorway + City Centre



WIREFOX

in good company





WELCOME TO
citypark

WELCOME TO
citypark

WIREFOX



M8

M74

M8

Ernst and Young

Glasgow City Centre

Ofgem

Channel 4

Glasgow City Council

City of Glasgow College

Barras Market

Moxy Hotel

CMAC

Strathclyde University

Barrowland Ballroom

Glasgow Cathedral

Glasgow Royal Infirmary

Junction 15

Tennant's Brewery

Wasps Hanson Street Studios

Duke Street

Alexandra Parade / A8

BUS ROUTE 38/38A/38B/38C/38E

M8

Arnold Clark

Craigpark

GREGGS



Domino's

SUBWAY

G4S



Iceland.co.uk



WIREFOX

citypark and the east end



Barrowland Ballroom

Glasgow Cathedral



Glasgow Women's Library

Tennent's Brewery



Coia's Cafe



Emirates Arena



Barras Market



Mesa



Drygate



Tapa Bakery



Glasgow Necropolis

Alexandra Park

Alexandra Parade Station

Duke Street Station



Iceland.co.uk



SUBWAY



Domino's

GREGGS



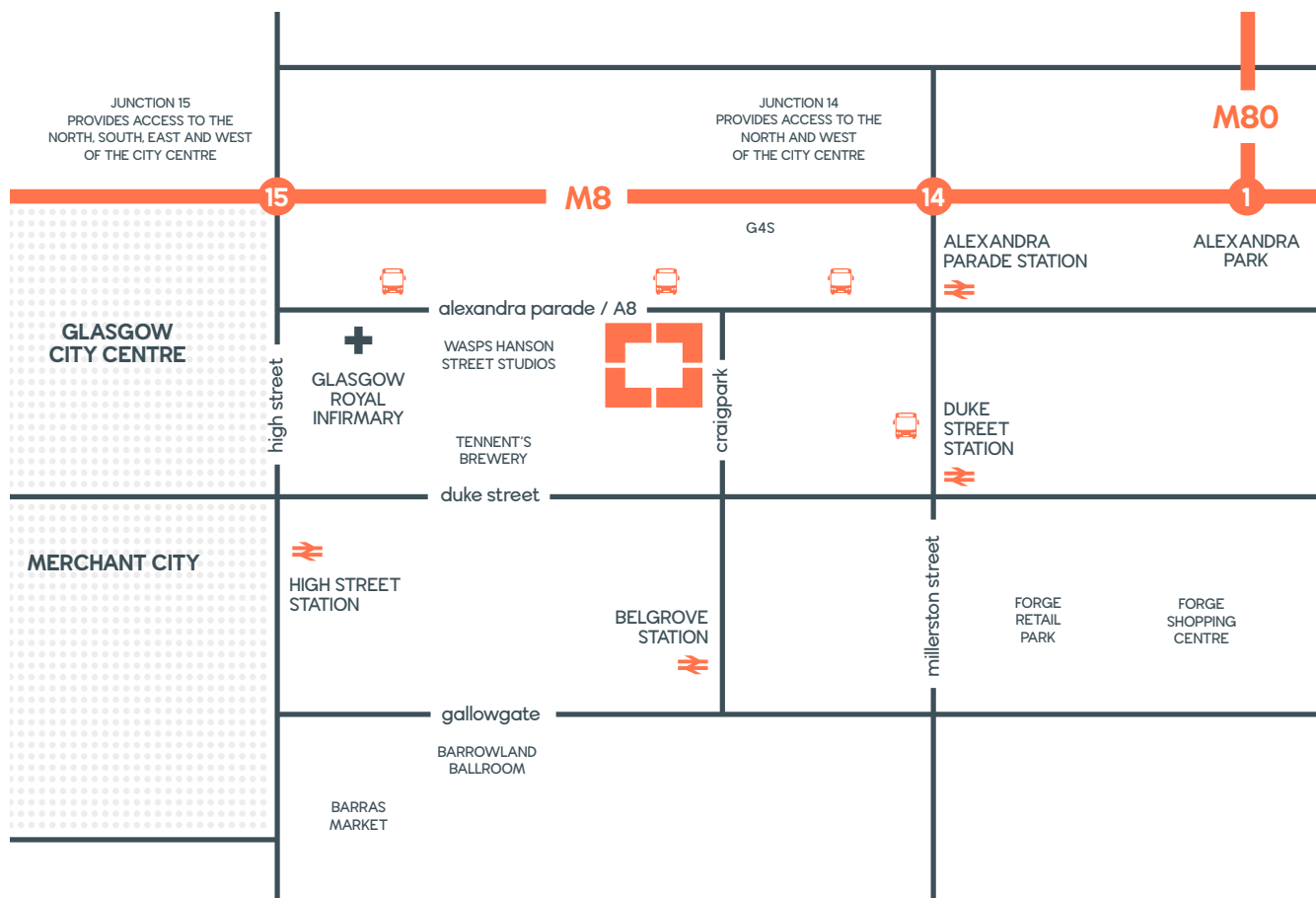
Alexandra Parade / A8

M8

Wasps Hanson Street Studios

WIREFOX

connected to all of Glasgow and beyond



bus

Up to 25 buses per hour pass Citypark via the bus stop opposite our main entrance. Route no's 38, 38B, 38E all provide access across the city centre.

Further information via: www.spt.co.uk



car

Junctions 14 and 15 lie within minutes of Citypark and provide access to Scotland's motorway network.

Ample parking for staff and visitors is available in our 500 space carpark, including wheelchair accessible spaces.

Sat Nav Code: G31 3AU



bike / walking

With a 'Nextbike' station located directly opposite the main entrance and bike storage / shower facilities within the building, cycling couldn't be easier.

Further information via: www.nextbike.co.uk/en/glasgow/locations/

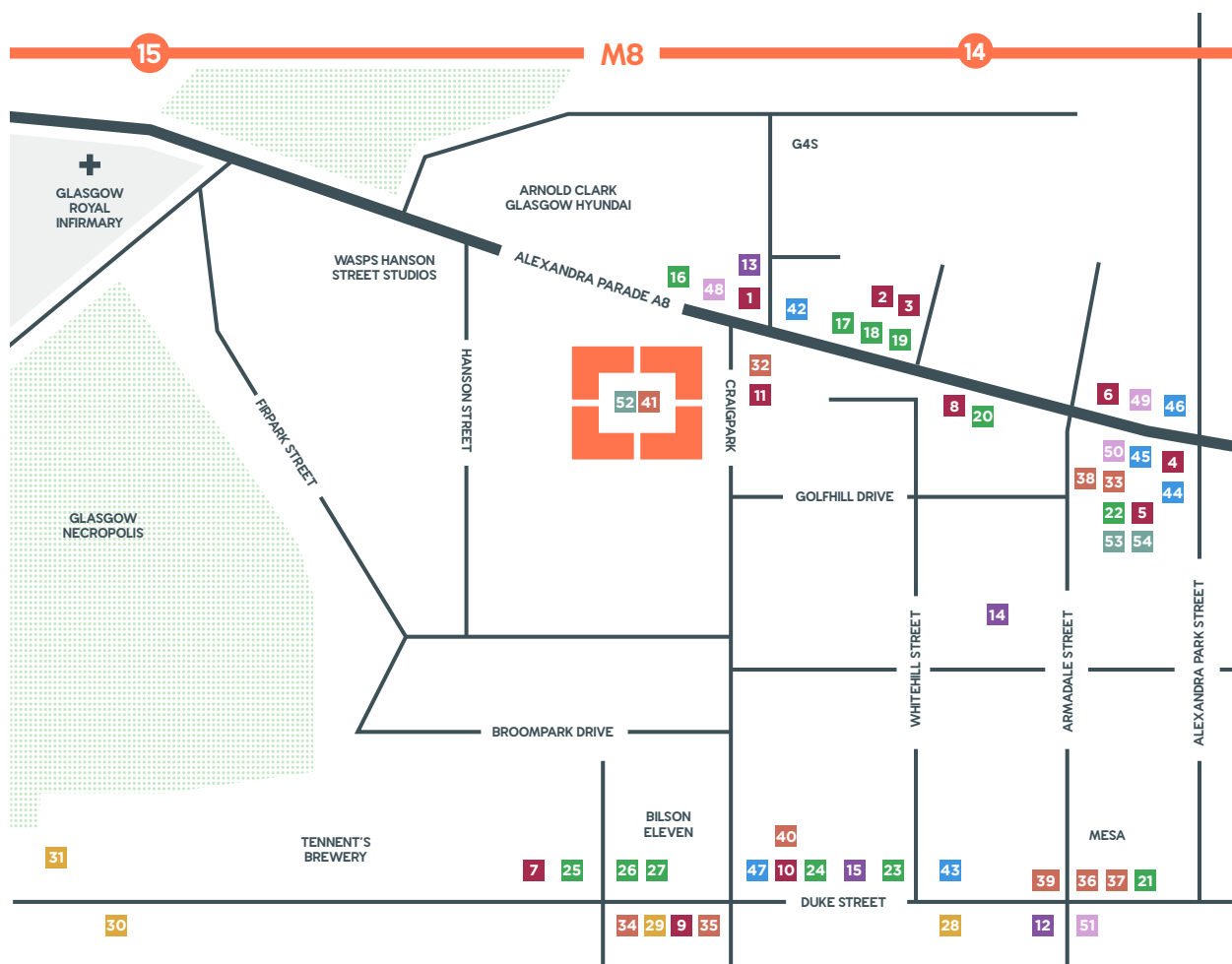


train

Two stations, Alexandra Parade and Duke Street lie in close proximity to Citypark and provide citywide connections.

Further information via www.spt.co.uk

amenities



shops / convenience

- 1 Usave
- 2 Co-op Food
- 3 Iceland
- 4 East End Vape Co
- 5 Sprigs & Twigs Florist
- 6 Day Today
- 7 Lidl
- 8 Post Office
- 9 Duke Street Post Office
- 10 Florresters
- 11 BP Filling Station

coffee / cafe

- 32 Starbucks (coming soon)
- 33 Swallow Cafe
- 34 Rawnchy
- 35 Roastie Toastie
- 36 Mesa
- 37 East End Cafe
- 38 Desserts Heaven
- 39 Black Vanilla
- 40 Tapa Coffee & Bakehouse
- 41 Nespresso Bar

atm

- 12 TSB
- 13 Alexandra Parade
- 14 Armadale Street
- 15 Duke Street

food / drink

- 16 Dino's
- 17 Greggs
- 18 Domino's Pizza
- 19 Subway
- 20 Amore d'Italia
- 21 Dennistoun Bar-B-Que
- 22 Celino's
- 23 Coia's Cafe
- 24 Tibo Bistro
- 25 Papa John's Pizza
- 26 Bilson Eleven
- 27 Nakodar Grill

bars

- 28 The Palais
- 29 Redmond's of Dennistoun
- 30 Lady Well
- 31 Drygate

dentist / pharmacy

- 42 Alexandra Park Dental Practice
- 43 Dental Practice
- 44 Ever Clinic
- 45 Meadowpark Surgery
- 46 Honey Pharmacy
- 47 Annfield Medical Centre

hair / beauty

- 48 Just Hair
- 49 Bliss Hair & Beauty
- 50 Badguy Brand
- 51 Boots

gyms / pools

- 52 The Fitness Group
- 53 Whitehill Pool
- 54 Whitehill Training Park

community at the heart

Be a part of Citypark and gain access to a range of community activities.

From fitness classes to street food, Citypark activates the communal spaces and generates a sense of community like no other. Join us and take full advantage of our on-site marketing and events team's efforts. Seamlessly blending your working days with our well-being activities which includes yoga and HIIT classes, as our placemaking pop-up events & food vendors that change with the seasons.



nespresso bar



local running routes

community activities



raising money for local causes

on-site amenities

- 24-hour manned reception
- Secure cycle storage
- On-site nespresso bar
- On-site nursery
- On-site gym & physio
- On-site management team
- On-site vending machine
- Super connected site
- 24/7 access
- 24-hour on-site security & CCTV
- ATM
- 500 car spaces
- Electric charging points



a place to
make your
own



biggest floors in Glasgow

open plan floor circa 68,000 sq ft

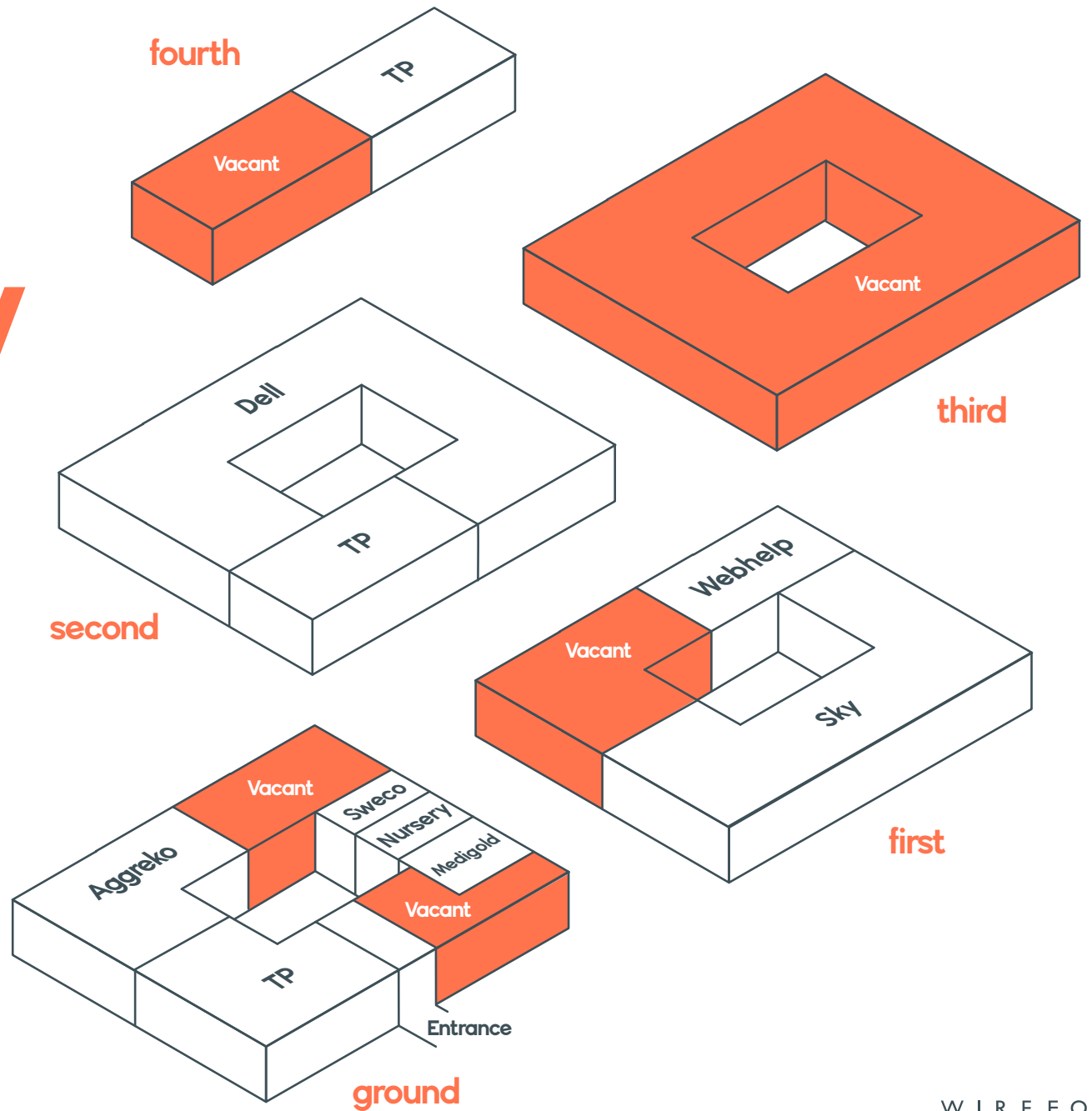
WIREFOX







total flexibility





specification

BUILDING FEATURES

- 3.6 MVA power supply
- 3 fibre providers
- Diverse routed power supply
- Power linked to BT Financial District Infrastructure
- Major power supplies immediately adjacent to the building
- Integrated on-site 24 hour security
- Extensive car parking - minimum 1:594 sq ft
- 24/7 occupier access
- EPC rating of A in common areas

OFFICE FEATURES

- Large open plan floor plates
- 300 - 500mm metal raised access flooring
- Suspended ceilings with modern lighting
- Self contained with male, female and accessible toilets
- Heating and cooling within the suites with either gas fired heating systems, VRF heating systems or four pipe fan coil air conditioning
- EPC ratings ranging from B to D

indicative 1st floor plan (1:8)

x 168 workstations



NIA 1,348 sq m / 14,590 sq ft

Standard Working

36 x Workstations - 1,600x800mm

Flexible Working

- 48 x Agile Working
- 20 x Collaboration
- 08 x Quiet Work
- 18 x Touchdown
- 05 x Alternative Working
- 05 x Individual Working
- 08 x Working Booth

Total 168 no. Total at 1:8 sq m per person

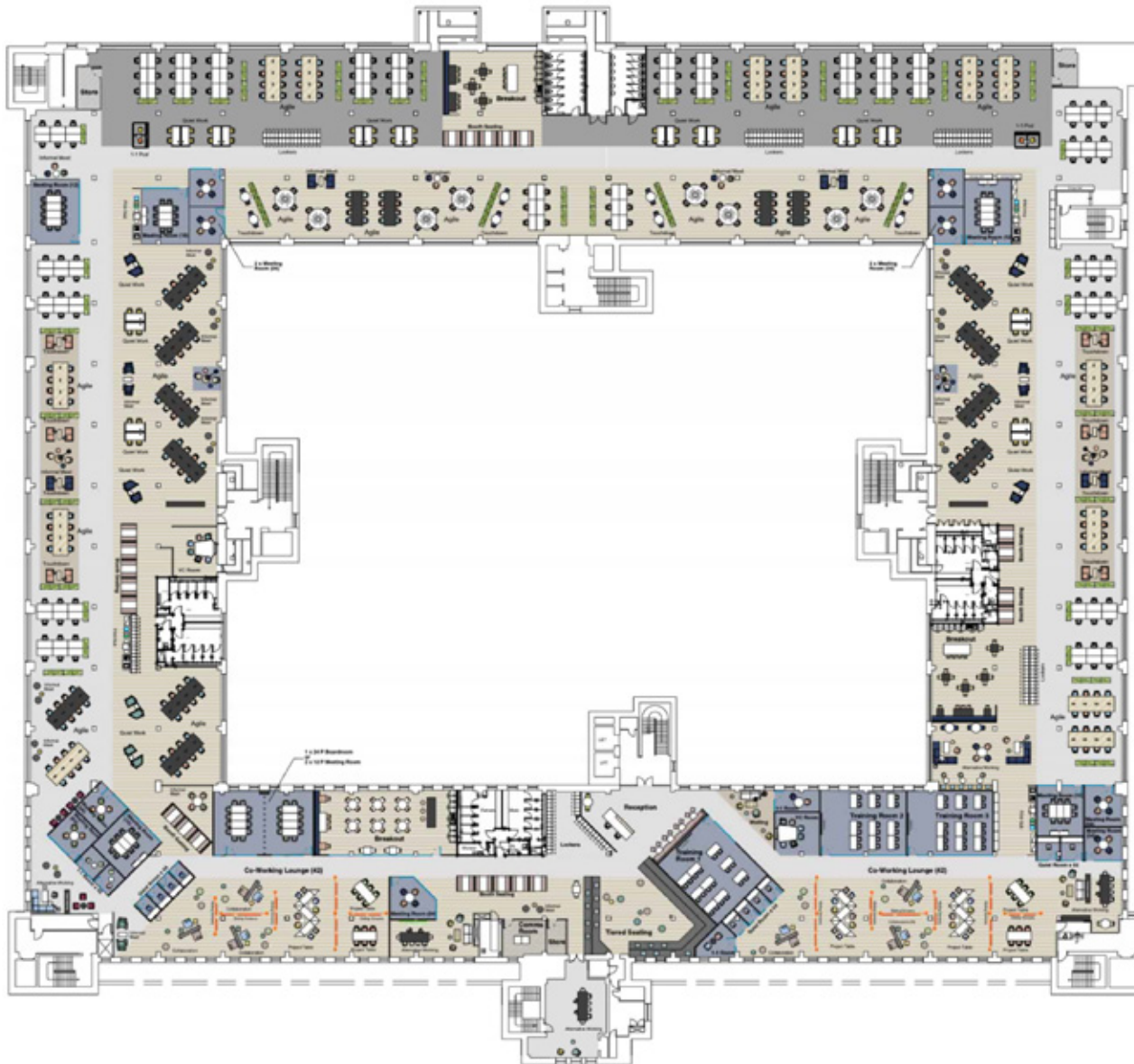
Support Facilities

- 01 x Reception / Waiting
- 01 x Tiered Seating Area
- 05 x Quiet Room
- 02 x 6 Person Meeting Room
- 01 x 12 Person Meeting Room
- 01 x 24 Person Board Room or
- 01 x 12 Person Meeting Room
- 03 x Informal Meeting Areas
- 01 x Breakout / Tea Prep Facilities
- 01 x Print Station
- 01 x Comms Room



indicative 3rd floor plan (full floor @ 1:12)

x 500 workstations



NIA 6,020 sq m / 64,799 sq ft

Standard Working

178 x Workstations - 1,600x800mm

Flexible Working

232 x Agile Working

60 x Quiet Work

30 x Touchdown

Total 500 no. Total at 1:12 sq m per person

Support Facilities

01 x Reception / Waiting

01 x Tiered Seating Area

02 x Co-working Lounge

10 x Quiet Room

03 x 1-1 Room

02 x 1-1 Pod

02 x Video Conference Room

03 x Training Room

08 x 4 Person Meeting Room

03 x 10 Person Meeting Room

02 x 12 Person Meeting Room

01 x 24 Person Board Room or

02 x 12 Person Meeting Room

22 x Booth Standing

04 x Alternative Work Areas

20 x Informal Meeting Areas

03 x Breakout / Tea Prep Facilities

04 x Print Station

01 x Comms Room

03 x Store Room



indicative 3rd floor plan (split option 1 @ 1:10)

x 268 workstations



NIA 2,870 sq m / 30,892 sq ft

Standard Working

72 x Workstations - 1,600x800mm

Flexible Working

88 x Agile Working
30 x Collaboration
10 x Individual Working
14 x Touchdown

Co-working Lounge - 72no.

01 x 6 Person Project Table
03 x 8 Person Project Table
03 x 6 Person Collaboration

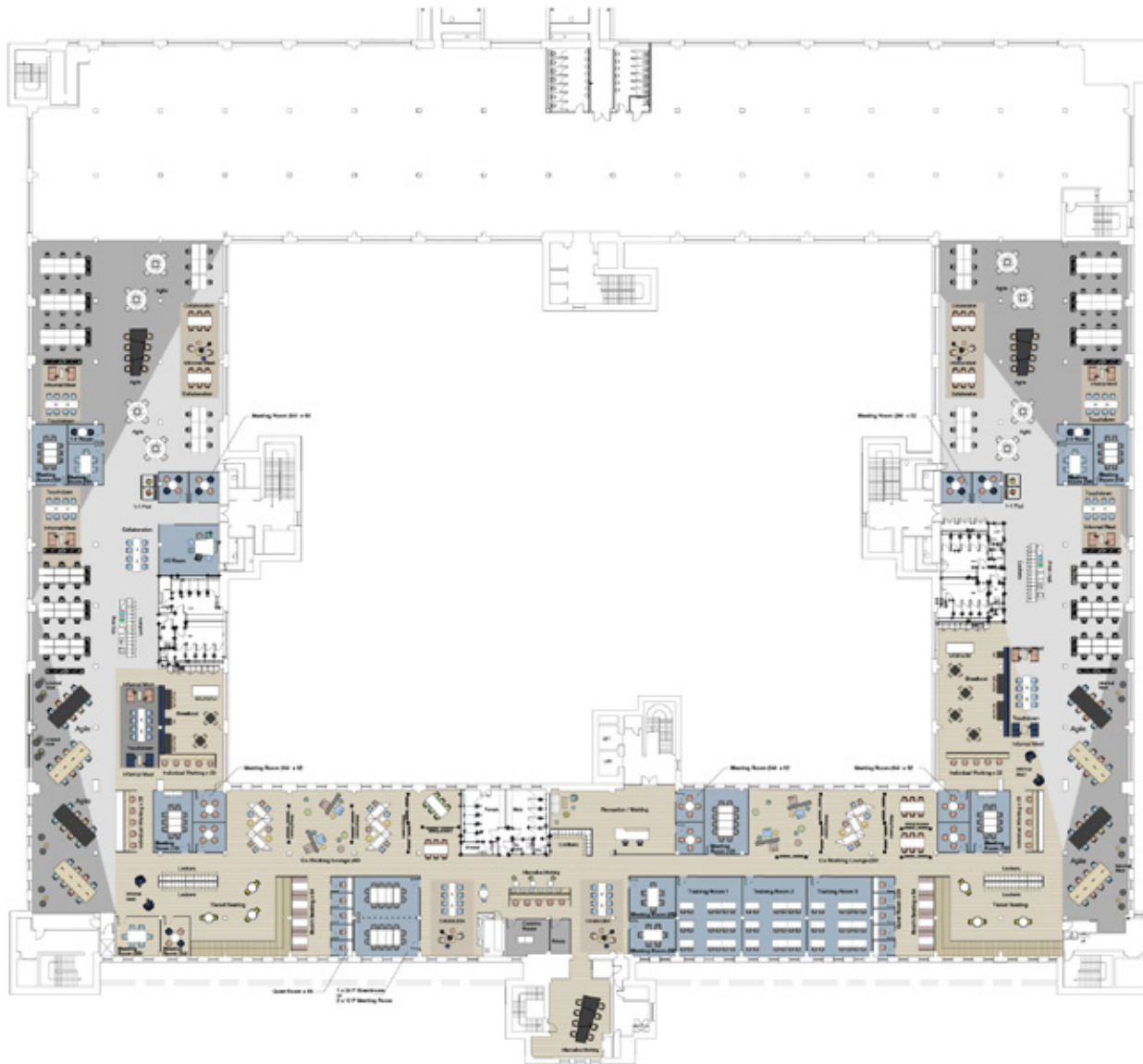
Total 268 no. Total at 1:10 sq m per person

Support Facilities

- 01 x Reception / Waiting
- 01 x Tiered Seating Area
- 02 x Co-working Lounge
- 04 x Quiet Room
- 04 x 1-1 Room
- 01 x 1-1 Pod
- 02 x Video Conference Room
- 02 x Training Room
- 06 x 4 Person Meeting Room
- 02 x 6 Person Meeting Room
- 02 x 10 Person Meeting Room
- 01 x 24 Person Board Room or
- 02 x 12 Person Meeting Room
- 07 x Booth Standing
- 01 x Alternative Work Areas
- 07 x Informal Meeting Areas
- 02 x Breakout / Tea Prep Facilities
- 02 x Print Station
- 01 x Comms Room

indicative 3rd floor plan (split option 2 @ 1:10)

x 390 workstations



NIA 3,910 sq m / 42,087 sq ft

Standard Working

96 x Workstations - 1,600x800mm

Flexible Working

112 x Agile Working
50 x Collaboration
40 x Individual Working
20 x Touchdown

Co-working Lounge - 72no.

06 x 6 Person Project Table
03 x 8 Person Project Table
02 x 13 Person Collaboration

Total 390 no. Total at 1:10 sq m per person

Support Facilities

02 x Reception / Waiting
02 x Tiered Seating Area
02 x Co-working Lounge
10 x Quiet Room
02 x 1-1 Room
02 x 1-1 Pod
01 x Video Conference Room
03 x Training Room
11 x 4 Person Meeting Room
04 x 10 Person Meeting Room
02 x 12 Person Meeting Room
01 x 24 Person Board Room or
02 x 12 Person Meeting Room
08 x Booth Standing
01 x Alternative Work Areas
18 x Informal Meeting Areas
02 x Breakout / Tea Prep Facilities
02 x Print Station
01 x Comms Room
03 x Store Room



proposed 3rd floor plan (split option 3 @ 1:8)

x 260 workstations



NIA 2,077 sq m / 22,357 sq ft

Standard Working

78 x Workstations - 1,600x800mm

Flexible Working

96 x Agile Working
38 x Collaboration
10 x Individual Working
06 x Touchdown

Co-working Lounge

02 x 6 Person Project Table
01 x 8 Person Project Table
02 x 6 Person Collaboration

Total 260 no. Total at 1:8 sq m per person

Support Facilities

01 x Reception / Waiting
01 x Tiered Seating Area
03 x Quiet Room
02 x 6 Person Meeting Room
01 x 10 Person Meeting Room
02 x 12 Person Meeting Room
01 x 24 Person Board Room or
01 x 12 Person Meeting Room
07 x Booth Standing
04 x Informal Meeting Areas
01 x Breakout / Tea Prep Facilities
02 x Print Station
01 x Comms Room



want to take a look around?

savills

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W I R E F O X