



95

BOTHWELL STREET, GLASGOW

# AN IMPRESSIVE START TO THE WORKING DAY

95 Bothwell Street is one of Glasgow's most distinctive buildings located in the very heart of the central business district.

Acting as a focal point on one of the city's best known streets the building has undergone an extensive refurbishment programme to deliver outstanding, future proofed workspace.

The powerful first impression is further enhanced on entering the building where the entrance foyer creates a memorable sense of arrival.



# INSPIRATIONAL WORKSPACE

An excellent range of contemporary facilities combine to ensure that occupiers have everything on hand to enable business to soar.

- New shower and changing facilities
- Secure basement car parking
- Building Manager
- 24/7 onsite security
- 24/7 CCTV
- Accessible entrance
- 4 passenger lifts
- 2 goods lifts
- Secure basement storage



# THE SPACE

Exciting opportunity to secure space in this exceptional building. The 7th floor offers the entire top 'Loft' floor of up to 11,989 sq ft.

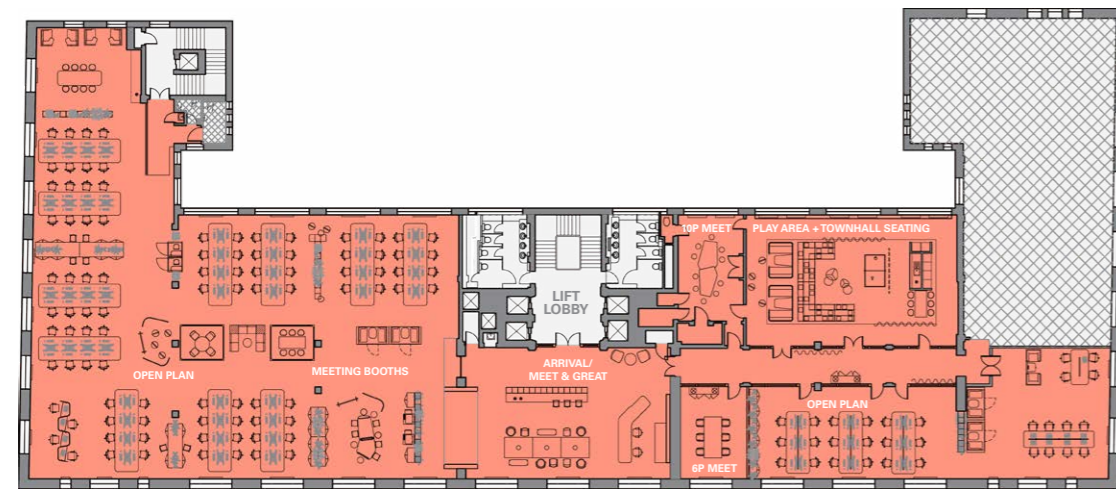
## ACCOMMODATION

FLOOR	AREA	PARKING
7th	11,712 sq ft / 1,088 sq m	3
5th	15,285 sq ft / 1,420 sq m	4
4th	15,104 sq ft / 1,403 sq m	4
Ground	2,072 sq ft / 193 sq m	1

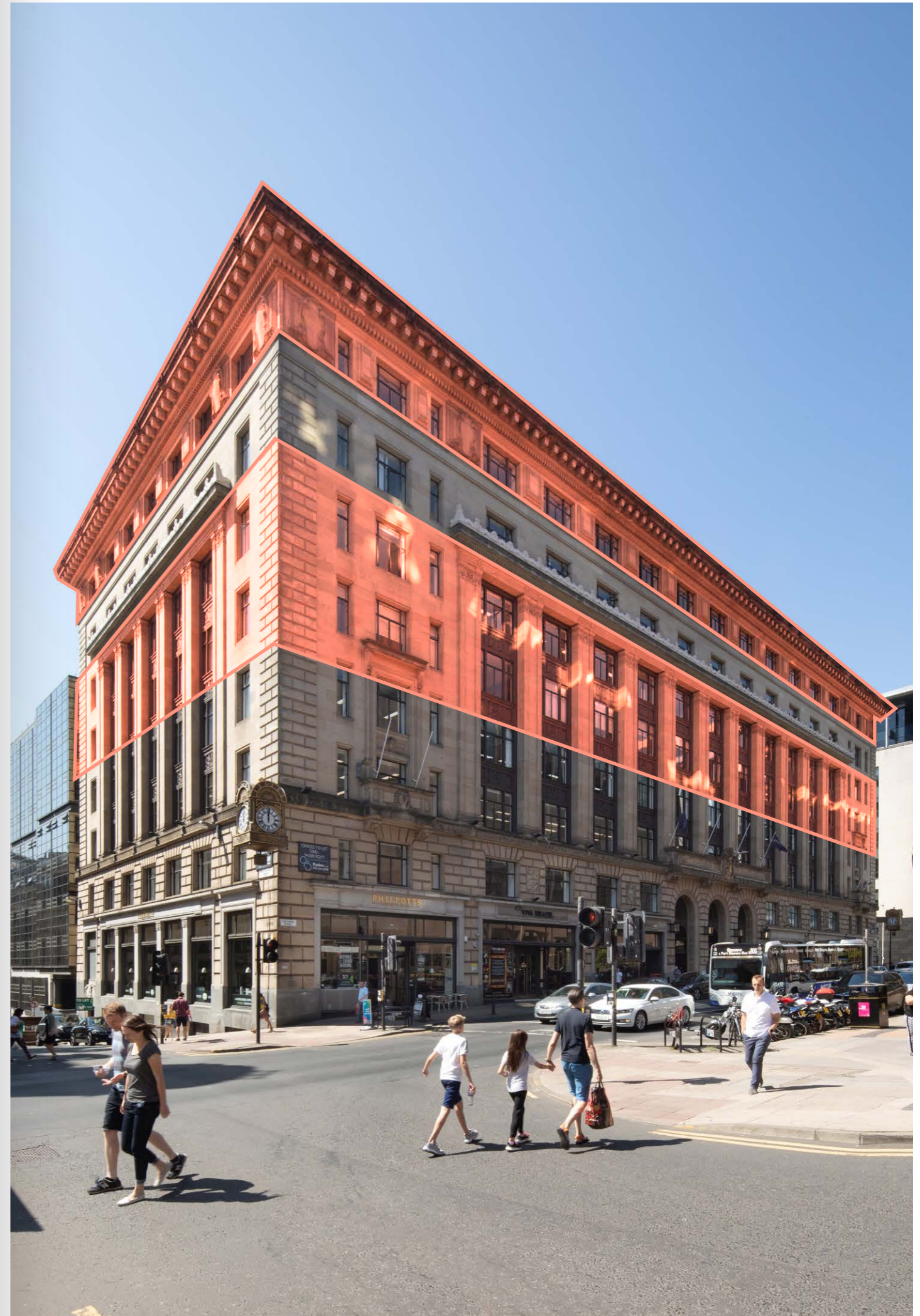
## TYPICAL SPACE PLAN THE LOFT - 7TH FLOOR

NIA - 11,989 sq ft / 1,113.81 sq m

- 118 workstations
- Project and informal meeting spaces
- Tea-prep
- Quiet space with soft seating
- Study pods
- 1 x 6 person meeting room
- 1 x 10 person meeting room
- Play Area + Townhall Seating with tea-prep and collaboration spaces



BOTHWELL STREET

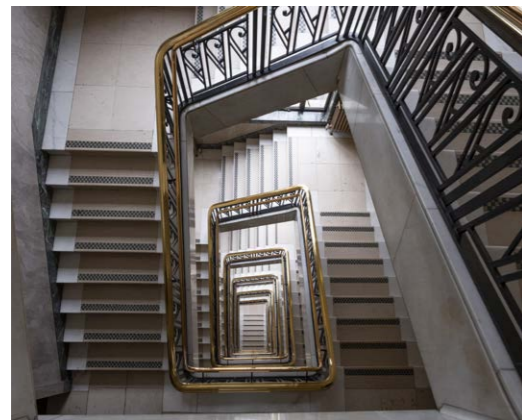


# LARGE FLOORS OF 12,000 - 15,300 SQ FT

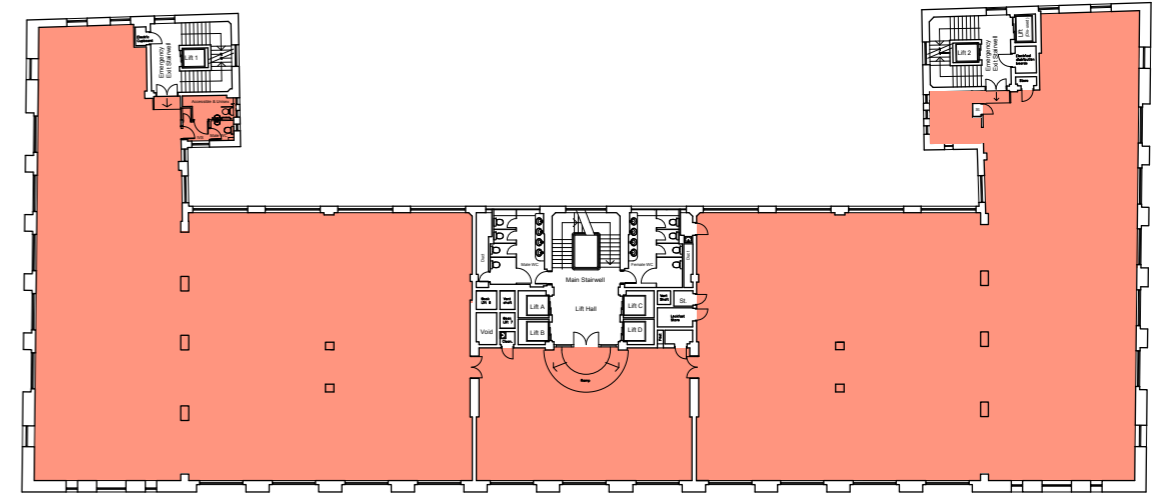


The floors provide large floor plates of highly flexible workspace suitable for a range of bespoke fit-outs. The space benefits from large windows on four elevations that flood the floor plate with natural light and afford spectacular city views.

- Full height exposed feature ceiling
- Suspended LED light fittings
- Perimeter heating system (central and east wings)
- New VRV heating / cooling in part
- Raised access flooring and perimeter trunking
- New male / female / accessible toilet facilities



TYPICAL FLOOR PLAN  
3RD FLOOR

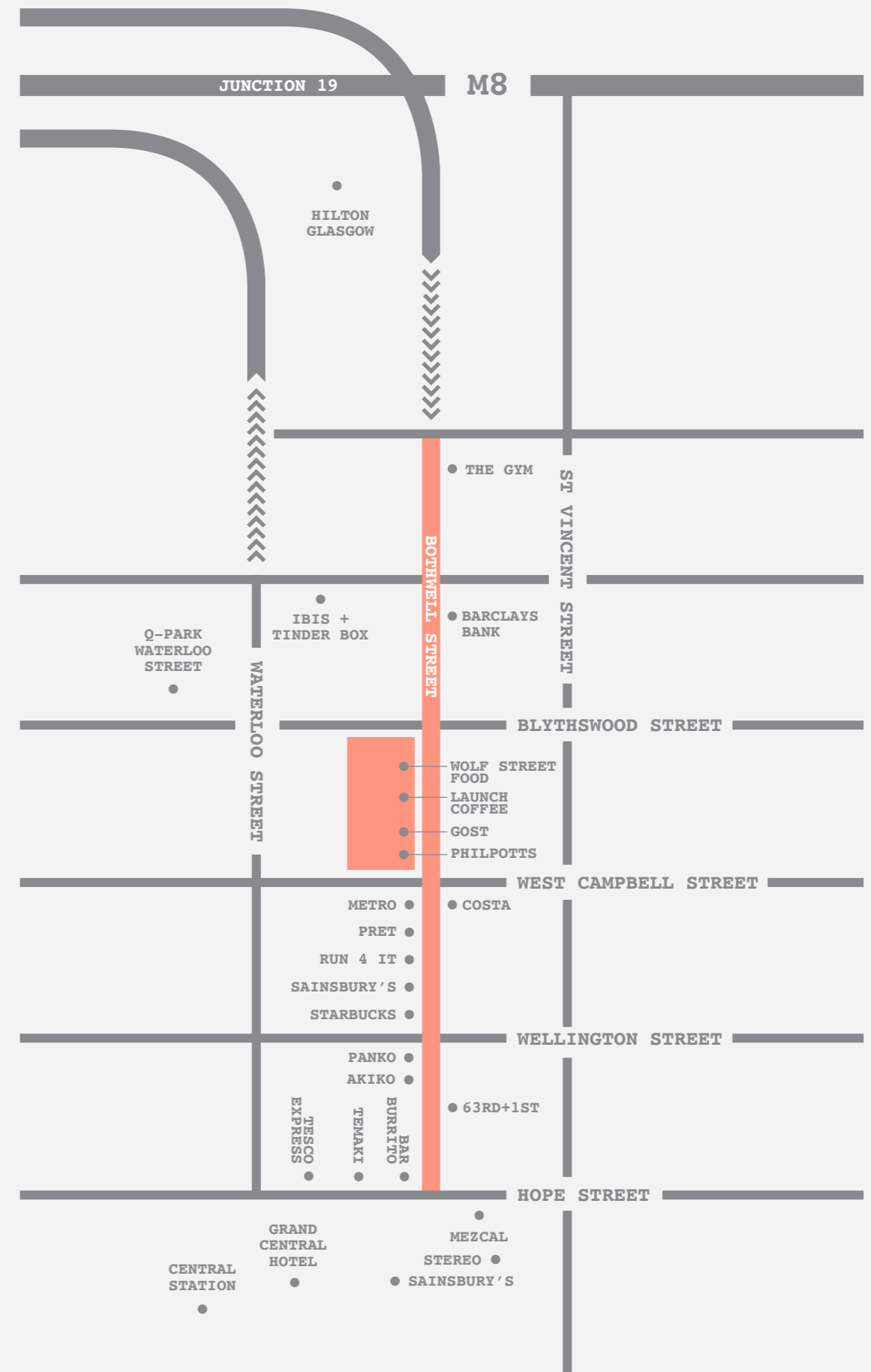


# WELL CONNECTED

Bothwell Street, one of Glasgow's most vibrant destinations, offers easy access to all forms of public transport and an outstanding array of amenities, all on the doorstep.

Transport links are superb with numerous bus routes servicing the area with Central and Queen Street railway stations and Buchanan Street subway station all close by. Junction 19 of the M8 can be reached within 2 minutes drive time providing fast and easy access to Glasgow Airport. Hotel provision is first class with a range of options within a short stroll.

While 95 benefits from its own dedicated, secure basement car parking, nearby Waterloo Street is home to the Q-Park multi-storey car park.



95bothwellstreet.com

For further information on the  
available opportunities, please  
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