

55 DOUGLAS STREET

55

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GLASGOW, G2 7NP

A DRAMATIC ADDITION



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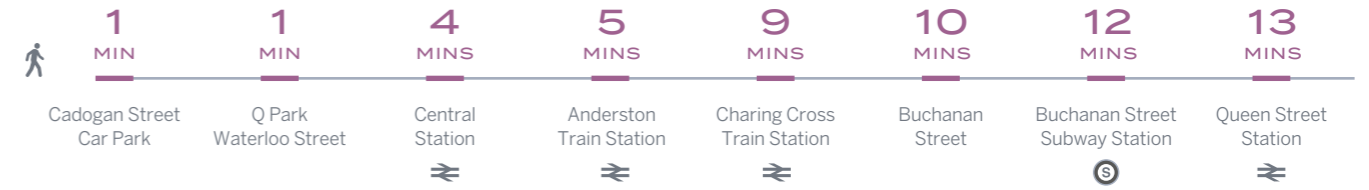


A PREMIER LOCATION

- | | | | | |
|---------------------------------------------------------------|--------------------------------------|----------------------------|----------------------------|------------------------------------|
| Morgan Stanley
1 | Virgin money
2 | Pinsent Masons
3 | BARCLAYS
4 | AON
5 |
| DirectLine Group
6 | esure
7 | JPMORGAN CHASE & Co.
8 | AXA
9 | SLC
Student Loans Company
10 |
| Ministry of Defence
11 | KPMG
12 | SCOTTISHPOWER
13 | Santander
14 | ATKINS
15 |
| Scottish Government
Riaghaltas na h-Alba
gov.scot
16 | Scottish Enterprise
17 | BT
18 | HM Revenue & Customs
19 | MACROBERTS
20 |
| Scottish Courts and Tribunals
21 | Department for Work & Pensions
22 | LLOYDS BANKING GROUP
23 | sse
24 | BARCLAYS
25 |

UNRIVALLED CONNECTIVITY

WALK



TRAIN



DRIVE



2

The number of minutes it takes to access the M8 motorway by car.

38

Regular connections to London and major cities makes travel throughout the UK easy.

150⁺

Glasgow Airport is Scotland's principal long haul airport and is located just 9 miles west of the city centre with 150+ destinations worldwide.

EATING & DRINKING

From the excellent coffee at Tinderbox to the authentic tastes of Italy at Viva – a wonderful variety of bars, cafes and eateries are on offer within minutes of your desk. So whether it's fine dining with clients at Marco Pierre White's Steakhouse or a quick bite at Piece, it's all here.





RETAIL & HOSPITALITY

Step foot out of 55 Douglas Street and there is an abundance of luxury outlets, high street staples and independent retailers as well as a plethora of high end hotels, all within a short walk.



500^K

With more than half a million square metres of retail floor space, Glasgow is one of the UK's largest and most successful shopping locations outside of London.





OUT & ABOUT

The diversity of the city, from its cultural life and proximity to nature, green spaces and parks, to its historical aspects, means Glasgow has something to offer everyone.

130⁺

Glasgow is a UNESCO City of Music – home to national performing arts organisations and hosting as many as 130 music events each week.



3RD

As well as being awarded “the friendliest city in the world” in a Rough Guides poll, Glasgow was rated 3rd highest in the UK for quality of life (Mercer 2017 City Rankings).





WHY GLASGOW?

A leading UK commercial centre, Glasgow has experienced growth and development in recent years, bolstered by careful planning, a young and educated population, and an uptake in high-tech and service sectors.

Glasgow has a wealth of skills and talent thanks to world-class universities and colleges. The academic heart of Scotland, the city is home to 130,000 students from 135 countries.



2ND

Glasgow productivity levels are the 2nd highest among the UK Core Cities. The Glasgow Economic Strategy is building on this success and aims to make Glasgow the most productive major city economy in the UK by 2023.

73%

Grade A office rents are typically 73% lower than London, and 12% lower than both Edinburgh and Manchester.

3RD

The city is home to an impressive 'who's who' of blue chip companies, major global organisations and international SMEs. It is the UK's third largest financial centre and ranks in the top 50 in the world.



44%

With one of the youngest populations in Scotland and 44% educated to degree level, finding and retaining staff is easy.



MAKE A STATEMENT

A new impressive double height entrance into a contemporary reception with bespoke finishes.

TAKE A SEAT

High quality timber and stone used throughout the reception with modern furniture to create inviting zones for informal meetings and breakout areas.



3

3 passenger lifts.

4

4 secure keycard operated speed lanes.

24

24/7 hotel style concierge and security.



PLANS & SPECIFICATIONS

SCHEDULE OF AREAS

Fifth Floor	10,301 sq ft	957 sq m
Fourth Floor	15,823 sq ft	1,470 sq m
Third Floor	16,060 sq ft	1,492 sq m
Second Floor	16,060 sq ft	1,492 sq m
First Floor	14,284 sq ft	1,327 sq m
Ground Floor A	6,211 sq ft	577 sq m
Ground Floor B	6,361 sq ft	591 sq m
Total	85,100 sq ft	(7,906 sq m)



Virtually column free



Flexible and energy efficient floorplates



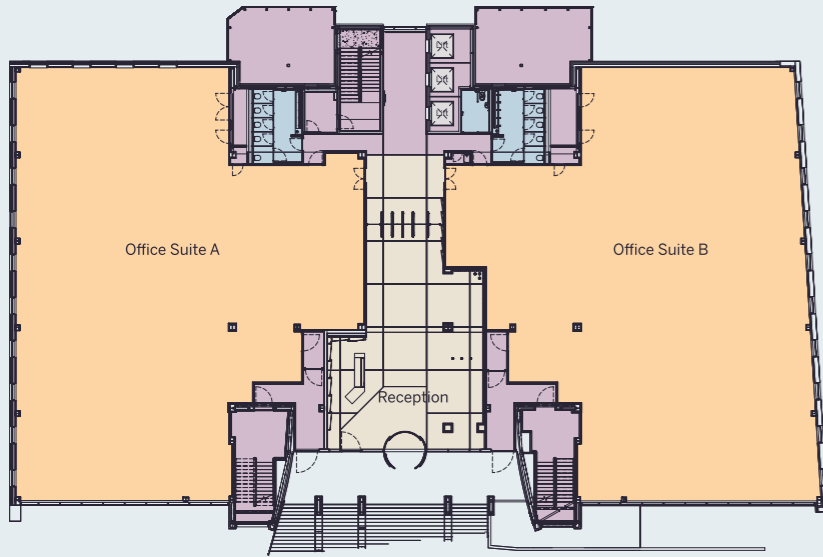
Ability to accommodate up to 1:6 sq m



Grade A Specification



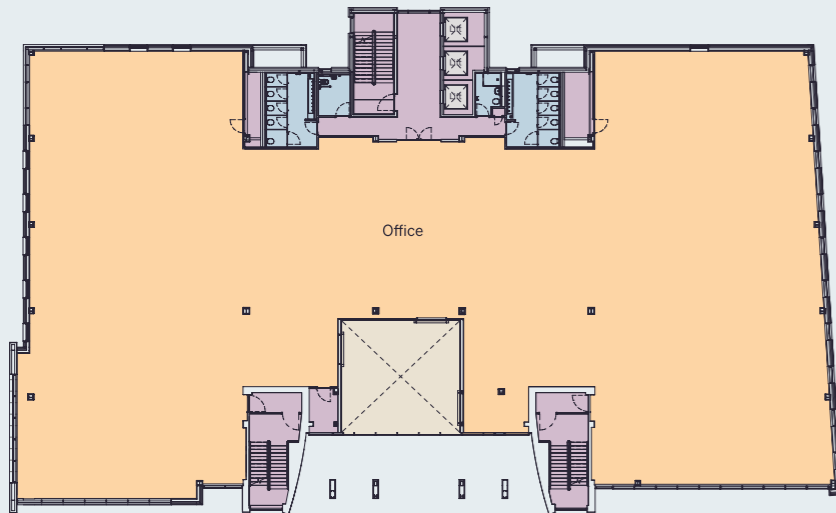
EPC Rating: A



GROUND FLOOR

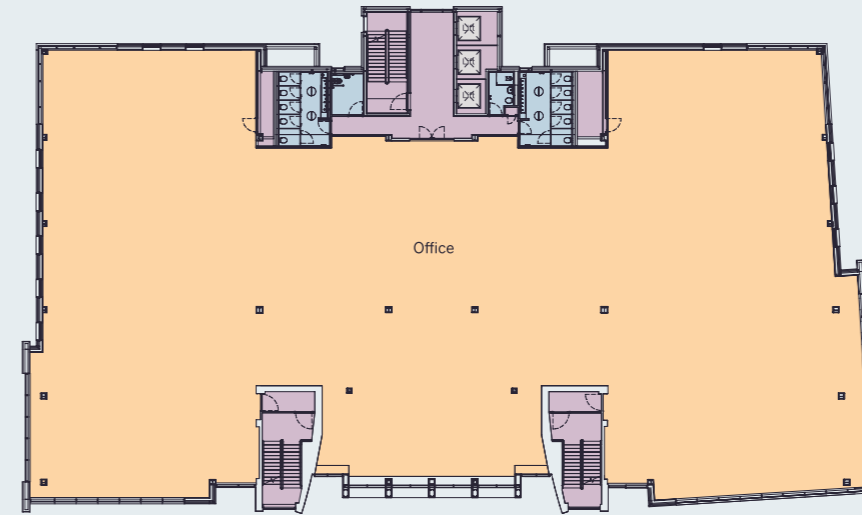
Office Suite A:
6,211 sq ft (577 sq m)

Office Suite B:
6,361 sq ft (591 sq m)



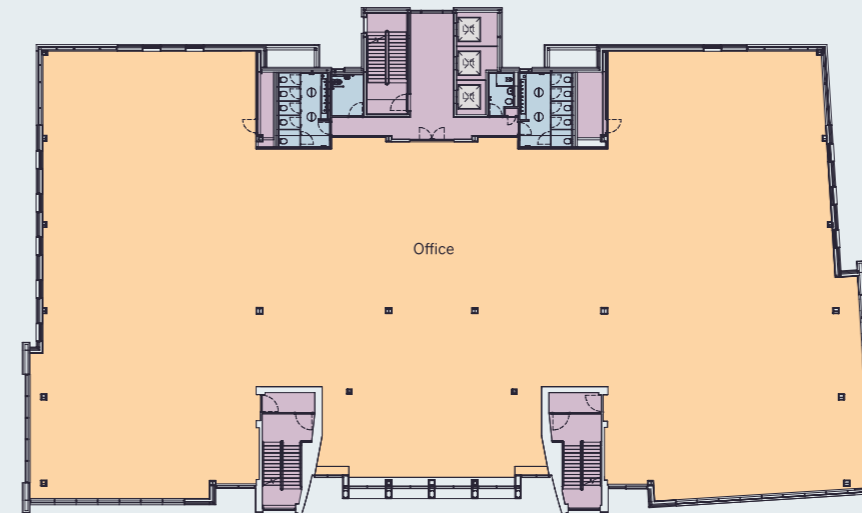
FIRST FLOOR

14,284 sq ft (1,327 sq m)



SECOND FLOOR

16,060 sq ft (1,492 sq m)



THIRD FLOOR

16,060 sq ft (1,496 sq m)

Office accommodation

Passenger lifts

WC's

Core areas

Reception



Office accommodation

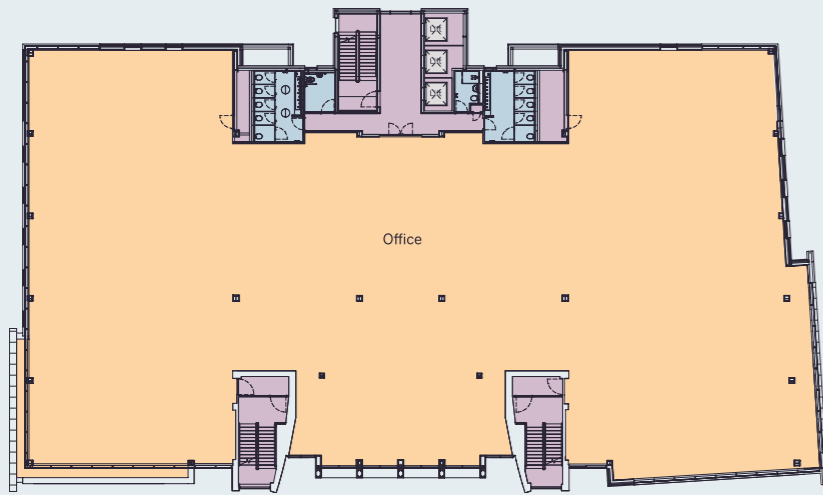
Passenger lifts

WC's

Core areas

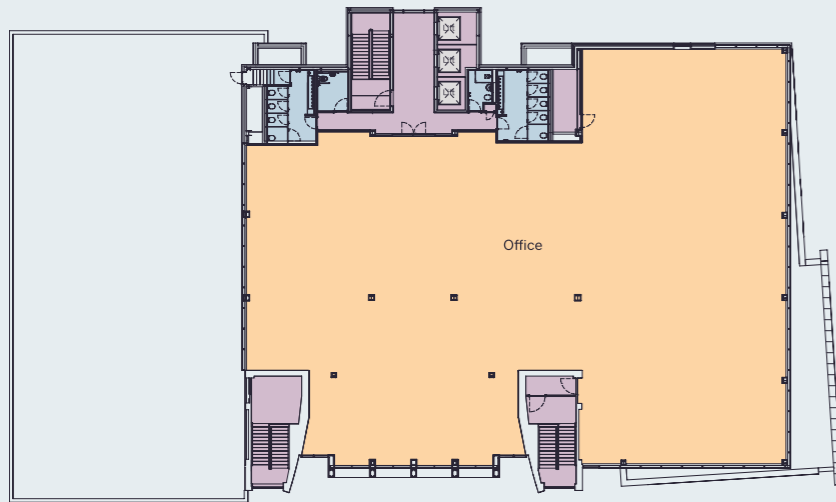
Reception





FOURTH FLOOR

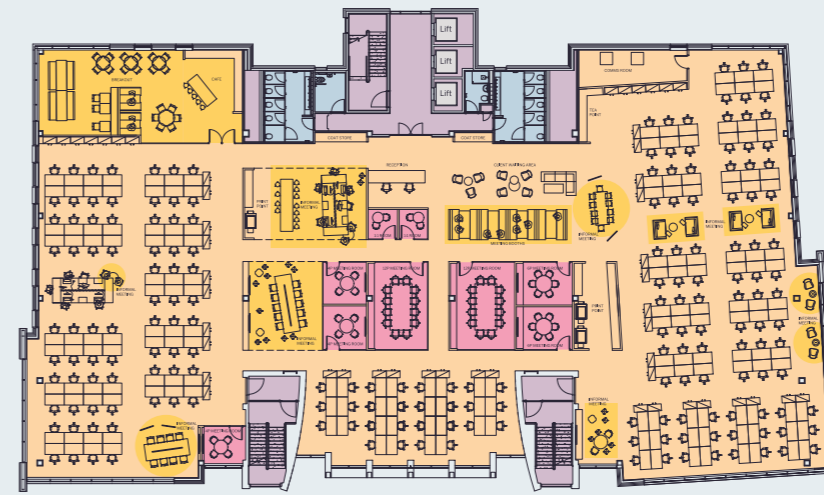
15,823 sq ft (1,470 sq m)



FIFTH FLOOR

10,301 sq ft (957 sq m)

- Office accommodation
- Passenger lifts
- WC's
- Core areas
- Reception



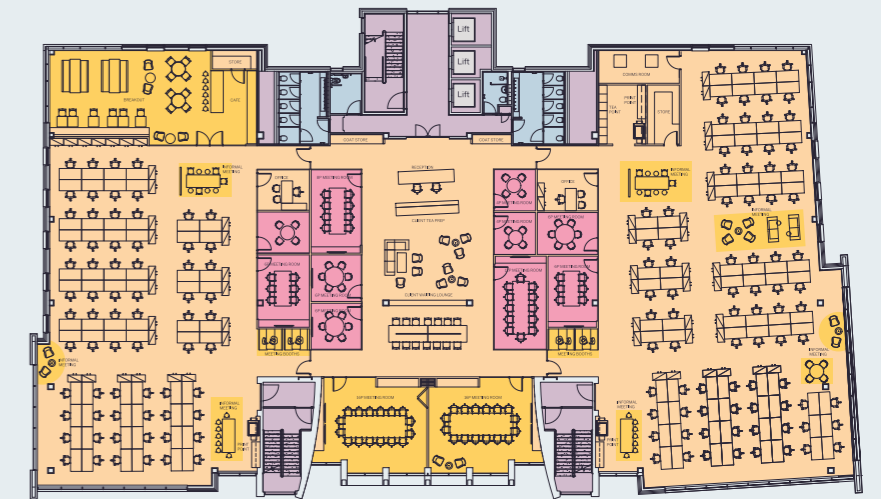
- Meeting rooms
- Breakout areas

TYPICAL SPACE PLAN 1:8

Reception & Client Lounge	1
12P Meeting Rooms	2
6P Meeting Rooms	2
4P Meeting Rooms	3
1400x800 Desks	188
Meeting Booths	4
1:1 Meeting Rooms	2
Informal Meeting Areas	8
Print Areas	2
Tea Point	1
Café Breakout	1
Comms Room	1

TYPICAL SPACE PLAN 1:10

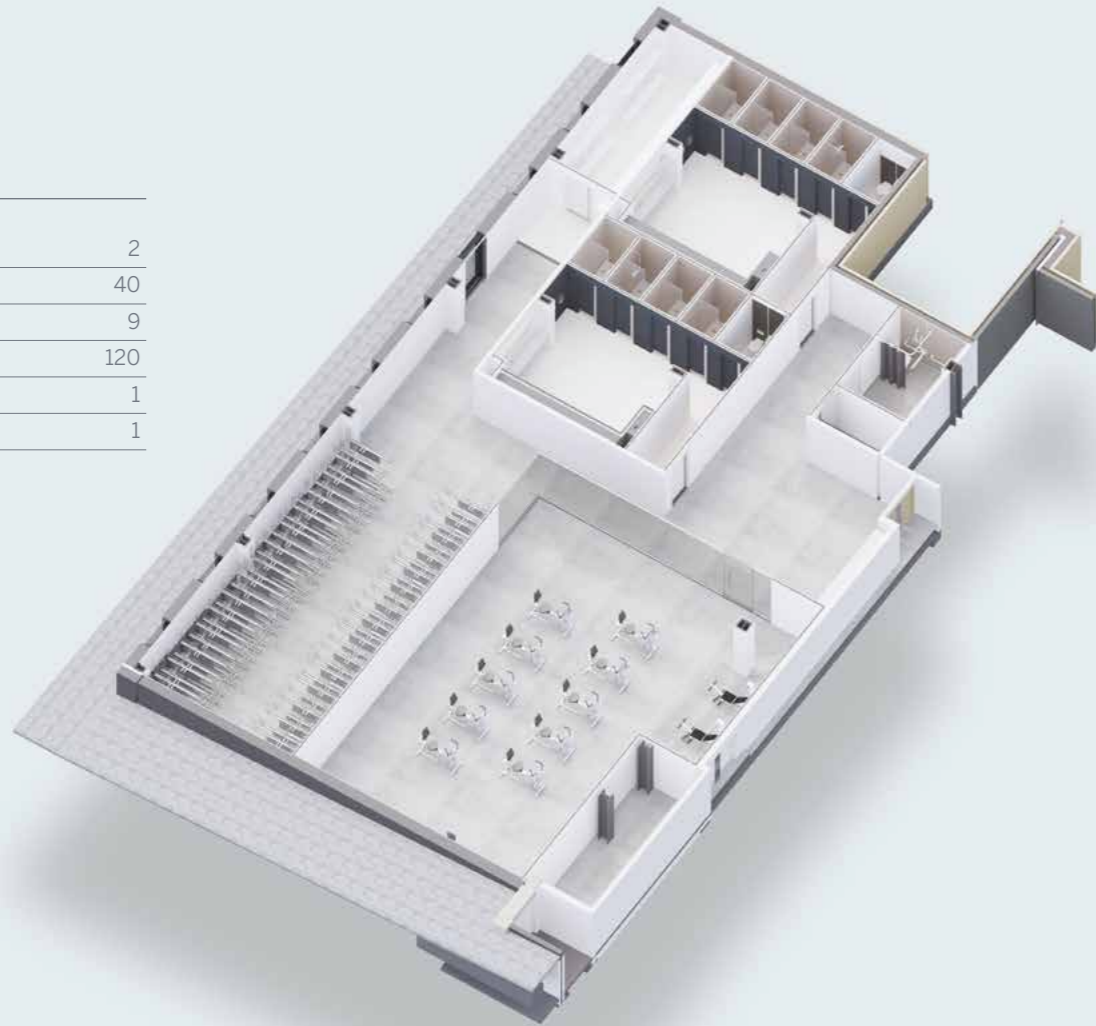
Reception & Client Lounge	1
Client Tea Point	1
16P Meeting Rooms	2
12P Meeting Rooms	1
8P Meeting Room	1
6P Meeting Rooms	5
4P Meeting Rooms	3
1600x800 Desks	150
Offices	2
Meeting Booths	4
Informal Meeting Areas	7
Print Areas	3
Tea Point	1
Café Breakout	1
Comms Room	1
Store Room	2



- Meeting rooms
- Breakout areas

BASEMENT

Changing rooms	2
Lockers	40
Showers	9
Cycle racks	120
Drying Room	1
Gym Studio	1



Studio area with kit storage



A bike maintenance station located by the cycle racks



Modern changing rooms with 40 lockers



120 cycle racks



24 parking spaces and 4 electrical charging points



9 showers provided for your convenience



Drying room



A towel service is provided for your convenience

SPECIFICATION

EXTERNAL



- New façade with floor to ceiling curtain walling system and pre-cast concrete expressed frame
- Double height entrance portico with architectural lighting
- New entrance steps and level access

ENTRANCE FOYER



- Enlarged reception and lobby areas
- Large format ceramic floor tile and feature oak wall panelling
- Large format ceramic wall panelling with feature lighting
- Scalloped oak panels to soft seating area
- Feature oak ceiling panels with integrated lighting
- Bespoke reception desk
- Slimline speed lanes creating a secure line before the lifts and main stair core



TOILET CORE



- Separate male, female and accessible toilet facilities on each floor
- New fixtures, fittings and sanitary ware
- Shower facility on each floor
- Ceramic tiling to floors and walls
- Integrated lighting design
- Corian wash trough and sensor taps
- Full height laminate cubicle system



LIFT LOBBY



- 3 x new 13 passenger Kone high speed lifts
- Floor level signage on each floor with bespoke timber panelling
- Ceramic tiled floor finish



OFFICE AREAS



- Office floor to ceiling – 2.7m
- 1200x300 perforated suspended ceiling (SAS system 330)
- Medium grade raised access floor tiles, 150mm overall zone
- LED lighting
- New VRV mechanical ventilation system designed to 1/8 sq m



BASEMENT WELLBEING FACILITIES



- New dedicated entrance off Cadogan Street to wellbeing facilities
- Double stacking cycle storage for 120 bikes
- Bike repair stand
- Drying room and lockers
- Fully accessible WC and shower
- Gym style changing rooms with individual showers, WC and lockers
- Wash trough, vanity unit with hairdryers and towel drop
- Large fitness Studio with kit storage
- 24 secure car parking spaces with 4 electrical charging points

ENQUIRIES



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