

OLYMPIA

**TO LET MODERN
OFFICES WITH
PRIVATE PARKING**

UP TO 1,428.76 SQ M (15,379 SQ FT)

**OLYMPIA
BRIDGETON CROSS
GLASGOW G40 SQH**



THE BIG PICTURE



OLYMPIA IS LOCATED AT THE CENTRE OF BRIDGETON CROSS, IN THE HEART OF GLASGOW'S EAST END COMMUNITY WHICH BENEFITS FROM AN ARRAY OF LOCAL RETAIL AND LEISURE FACILITIES

Bridgeton Cross is uniquely positioned, mid-way between the city centre and the Forge Shopping Centre, both less than 5 minutes' drive and both easily accessible by public transport. Glasgow Green is an easy walk from the Olympia, a great place to stretch your legs at lunchtime and enjoy the city's oldest park on the north bank of the River Clyde.

OLYMPIA BUILDING

The prestigious Grade B listed Olympia is a historic landmark and is of architectural importance in Scotland. It has served the East End community for over 70 years, originally as a variety theatre and then in the 1930's as a popular cinema.

Following comprehensive redevelopment, contemporary office space is now provided behind the partly retained stone façade, together with a new home for Bridgeton public library on the ground floor.

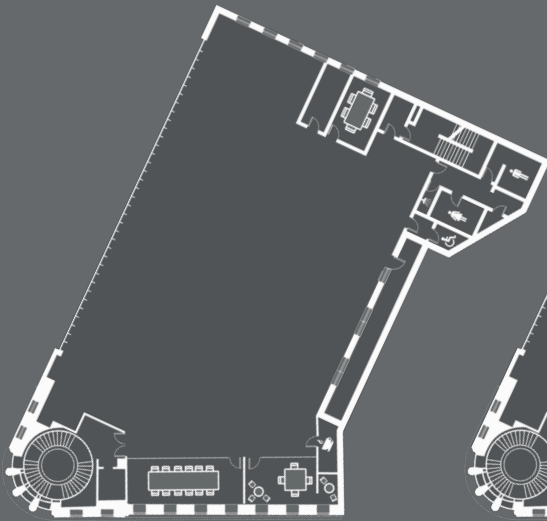
The National High-Performance Centre for Boxing is based on the first floor and the top two floors house employees from Clyde Gateway.

SURROUNDINGS

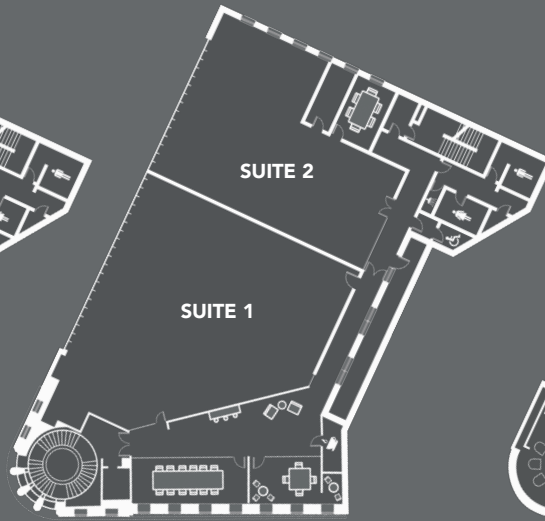
Bridgeton Cross is developing into a new civic quarter. The Scottish Trade Union Congress new headquarters has recently been completed and sits direct across from the Glasgow Woman's Library. Glasgow City Council and Police Scotland are also significant occupiers in the area.

The area benefits from many local and national retailers, cafes and eateries providing a range of options for occupiers of Olympia.

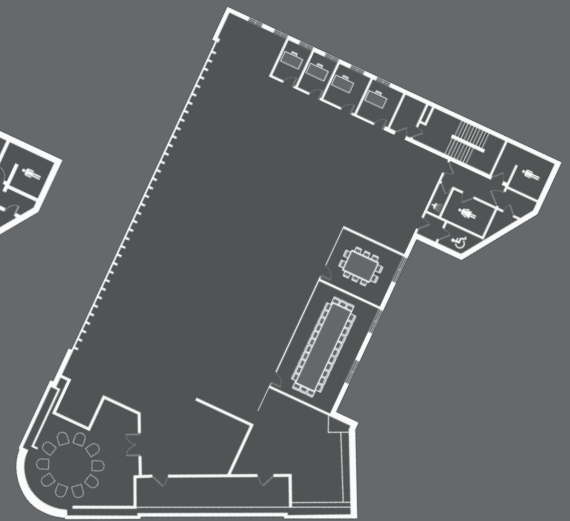
OLYMPIA



2ND FLOOR, ONE SUITE OPTION
726 SQ M (7,814 SQ FT)



2ND FLOOR, TWO SUITE OPTION
SUITE 1 312 SQ M (3,358 SQ FT)
SUITE 2 240 SQ M (2,583 SQ M)



3RD FLOOR
703 SQ.M (7,567 SQ.FT)

SPECIFICATION

- BREEAM Excellent
- B Rated EPC
- Open plan floor plate design
- Raised access floors with integrated floor boxes
- Suspended lighting with energy saving sensors
- Gas central heating
- Natural ventilation via opening windows
- Kitchen and board room facilities
- Male, female and ambulant toilets
- Shower facilities
- Secure car parking and bicycle racks
- 4 secure car parking spaces and bicycle racks

AVAILABILITY

Entire self-contained 2nd floor, extending to 726 sq m (7,814 sq ft) can be made available. The floor is presently sub-divided to provide two office suites; however, the landlord will remove the sub-division to accommodate a letting of the entire floor.

Alternatively, Suite 1 of 312 sq m (3,358 sq ft) is available for immediate occupation; whilst Suite 2, which is presently occupied by the landlord, Clyde Gateway, can be made available to facilitate a larger letting.

The two existing office suites benefit from a shared break-out area, meeting rooms, kitchen and toilets.

Additional parking spaces may also be available on a flexible basis; however the close proximity of bus and rail transport means that staff have the option to make use of convenient and sustainable means of transport.

SPECIFICATION

- BREEAM Excellent
- Raised access floor with floor boxes in situ
- Suspended ceiling with integrated lighting
- Good size Kitchen with breakout area
- Existing fit out in place
- Dedicated roof terrace / balcony
- Gas central heating
- Natural ventilation
- Male, female and ambulant WC
- Shower facility
- On site, secure car parking
- Adjacent overflow car parking
- Lift serving all floors

AVAILABILITY

The entire 3rd floor is available for occupancy as a self-contained space. It features an existing fit-out, including a large boardroom, a medium-sized meeting room, four private offices, and a well-appointed kitchen and breakout area.

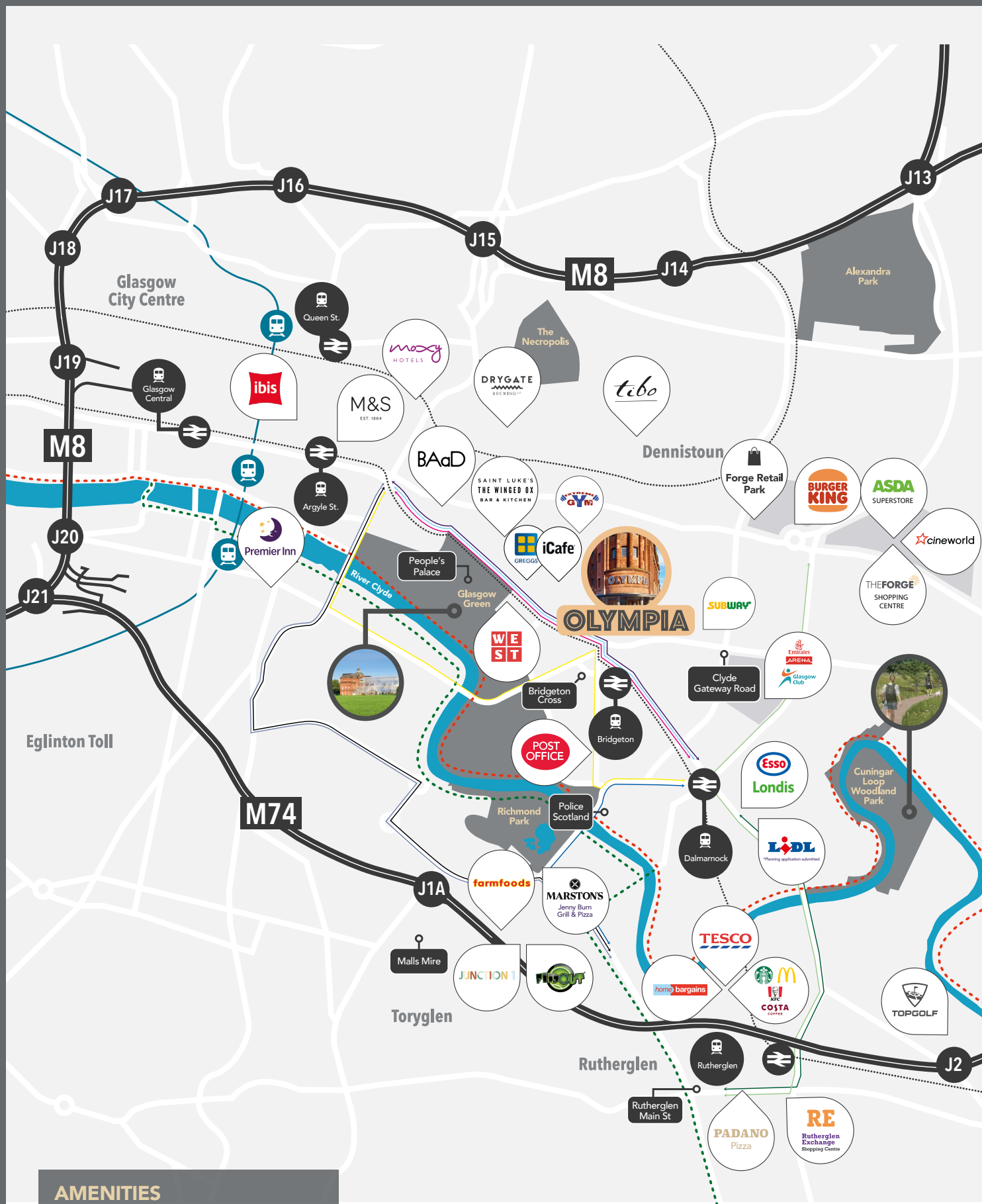
The space also benefits from a unique feature in the form of a dedicated external balcony.

Additional parking spaces may be available on a flexible basis. However, with excellent bus and rail connections nearby, employees can also take advantage of convenient and sustainable transportation options.

OLYMPIA

2ND FLOOR FROM 240 SQ.M TO 726 SQ.M
(2,583 - 7,814 SQ.FT) OF OPEN PLAN OFFICE SPACE

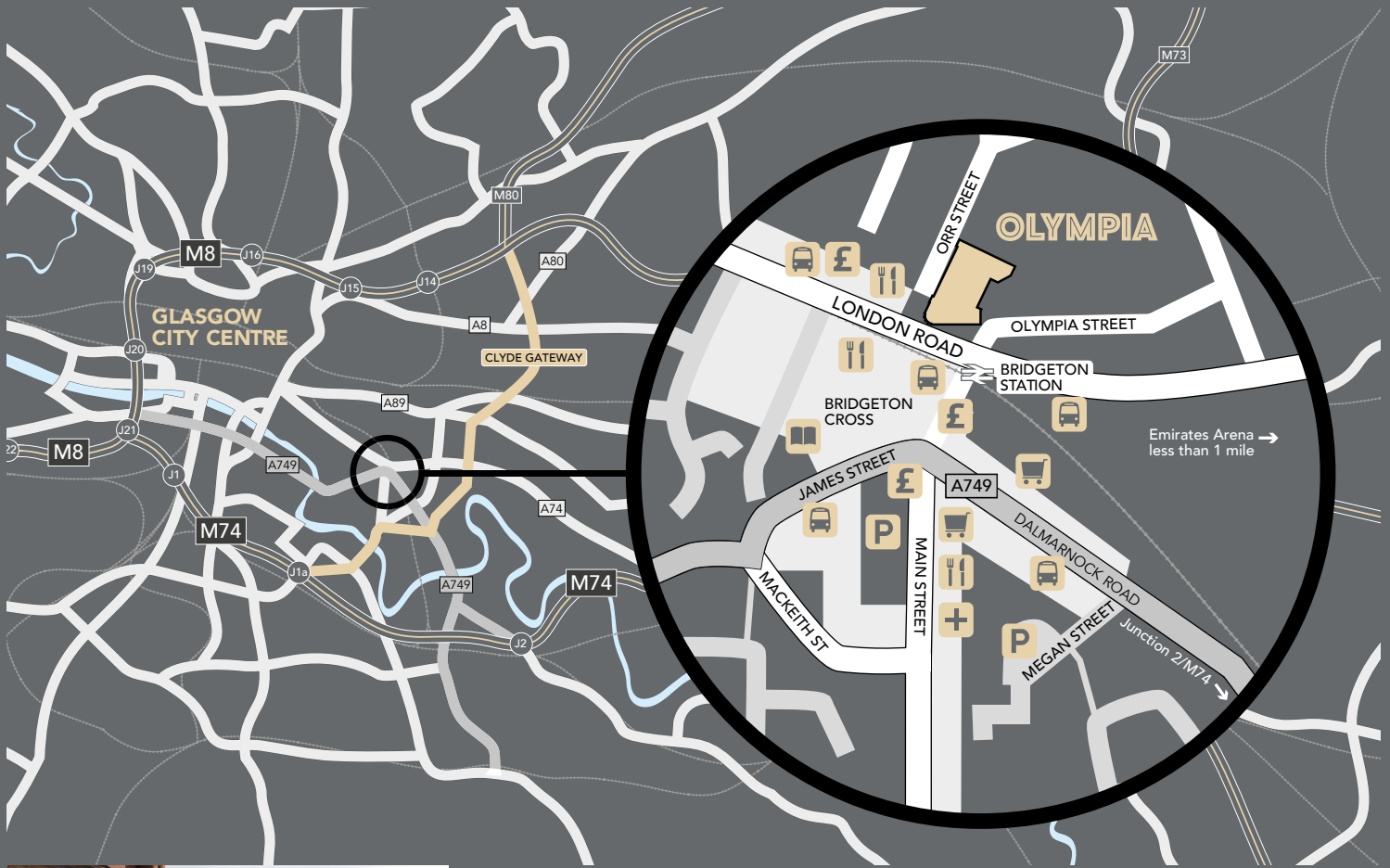
3RD FLOOR 703 SQ.M (7,567 SQ.FT) OF OPEN
PLAN SPACE WHICH BENEFITS FROM SOME
EXISTING FIT OUT AND AN EXTERNAL BALCONY



AMENITIES

The East End of Glasgow is home to many of the City's best amenities.





DIRECTLY ACROSS FROM BRIDGETON RAIL STATION WITHIN MINUTES OF THE CITY CENTRE

RAIL: Olympia is opposite Bridgeton Station, offering 4 trains per hour each way to Glasgow Argyle St (3 mins); Glasgow Central (5 mins); SECC (10 mins). Onward routes from Glasgow connect to all key stations in Scotland and across the UK.

BUS: Excellent bus routes with 16 services per hour linking to the City Centre.

BIKE: Bridgeton is well serviced by cycle routes. On-street bike racks.

CAR: Easy access to M8; M73; M74; M77; connecting city centre (8 mins); Glasgow International Airport (20 mins); Edinburgh International Airport (50 mins).

**FOR FURTHER
INFORMATION:**

**GRAHAM
SIBBALD**
0141 332 1194

tom.conway@g-s.co.uk
ryan.farrelly@g-s.co.uk

Ryden.co.uk
0141 204 3838

gillian.giles@ryden.co.uk
holly.boyd@ryden.co.uk

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Clyde Gateway

www.clydegateway.com