TO LET - LEISURE / OFFICE

SPECTRUM HOUSE

1 NORMAN STREET, DALMARNOCK, GLASGOW, G40 4DY

KEY HIGHLIGHTS

- 650 to 1,200 sq ft
- Suitable for a variety of uses
- 9 Units from c. 650 - 1,200 sq ft
- On site car parking spaces
- Highly prominent new development
- Access to Café and Lounge
- Double Door access
- Close proximity to Glasgow City Centre, M74 & M8

www.lapsleymcmanus.com

+44 (0)141 556 1222

Lapsley McManus

SUMMARY

Available Size	650 to 1,200 sq ft
Business Rates	To be Assesed
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise 9 ground floor business units within a 4 storey new development with offices on the upper floors. The developments prominence is superbly enhanced by the feature curved fully glazed eastern elevation.

LOCATION

The units occupy a prominent position on the east side of Reid Street, at its junction with French Street, and overlooking the Clyde Gateway (A728), within the Dalmarnock area which lies approximately 2 miles east of Glasgow City centre.

The units benefit from excellent motorway access with J1A of the M74 a 2 min. drive and J14 of the M8 motorway approximately 2 miles to the north.

The local area is a popular location for business and industry and is undergoing significant regeneration including residential, office and commercial development. Police Scotland HQ lies opposite and the Eastworks office and studio development. The Forge Retail Park, Emirates Arena and Celtic Park are also nearby.

Dalmarnock Train Station is a short walk from the units, offering regular and fast services to Glasgow City Centre and throughout Greater Glasgow, and bus services operate locally.

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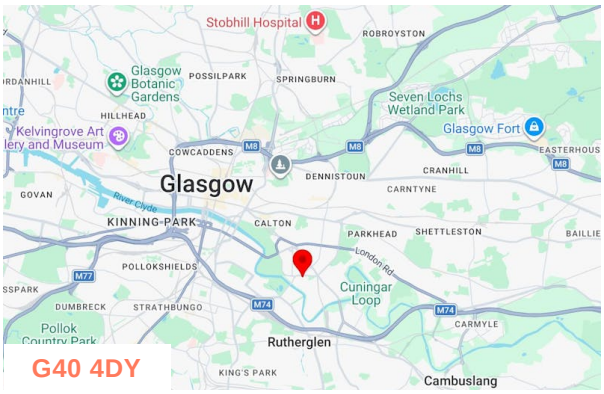
TERMS

The premises are available on commercial lease terms from 12 months to long term.



VIEWING & FURTHER INFORMATION

Emma Erunlu

0141 556 1222
emma@lapsleymcmanus.com

Marc Erunlu

07836357570
marc@lapsleymcmanus.com

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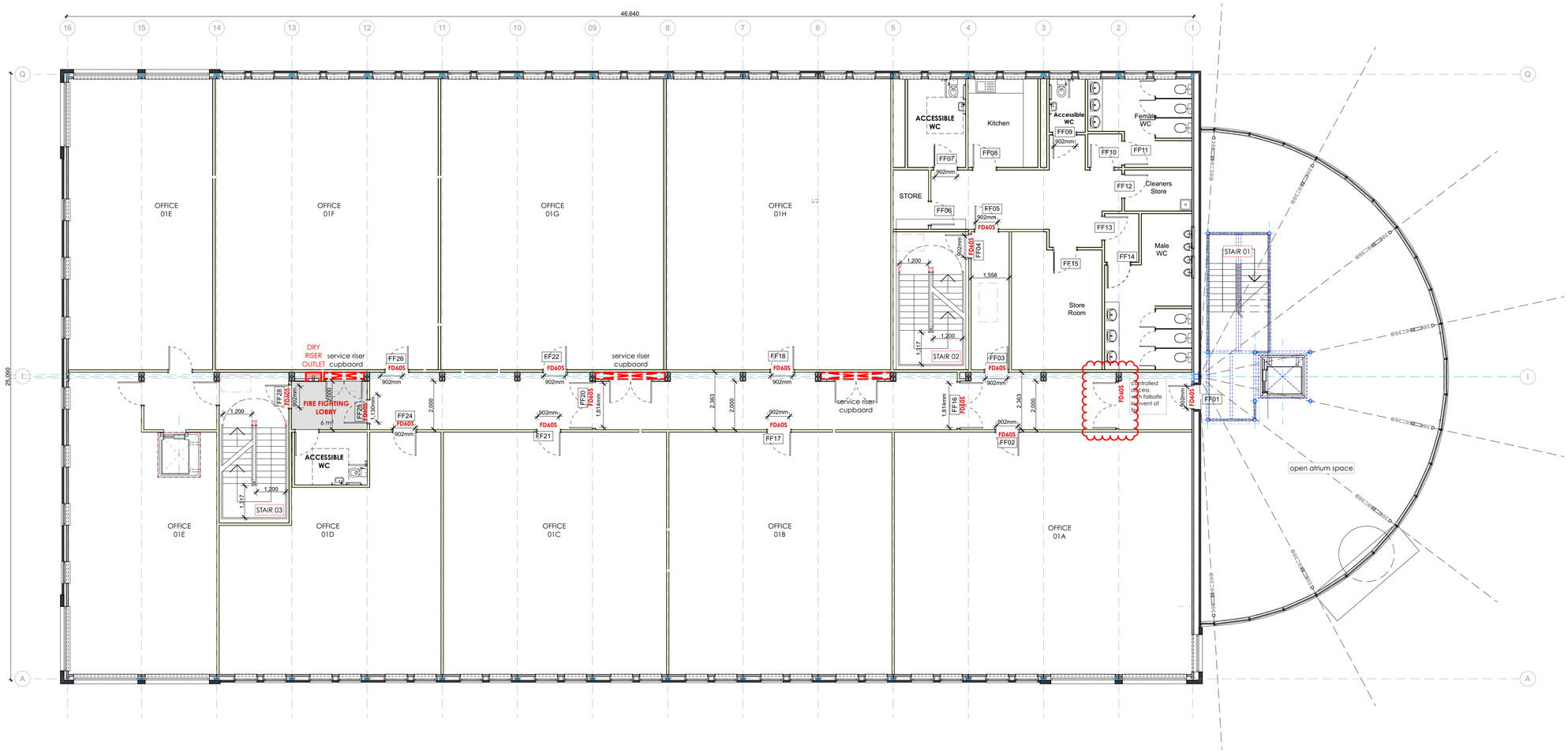

FIRST FLOOR

OCCUPANCIES

	AREA	OCCUPANCY
GROUND		
ATRIUM	156	26
PREP AREA	78	12
00A	128	22
00B	96	16
00C	148	21
00D	152	26
00E	98	17
00F	152	26
TOTAL GROUND FLOOR		16
FIRST		
01A	128	22
01B	96	16
01C	95	16
01D	158	[illegible]
01E	152	26
01F	96	23
01G	[illegible]	19
TOTAL FIRST FLOOR		149
SECOND		
02A	128	22
02B	96	16
02C	125	21
02D	129	22
02E	186	31
02F	105	18
02G	131	22
TOTAL SECOND FLOOR		152
THIRD		
03A	475	80
03B	403	68
TOTAL THIRD FLOOR		140
TOTAL BUILDING OCCUPANCY		608

SANITARY PROVISION BASED ON OCCUPANCIES

GROUND

167 Occupants	REQUIRED		PROVIDED		
	Male	Female	Male	Female	Unisex
84 Male	4 x WC	5 x WC	3 x WC	3 x WC	4 x WC
84 Female	4 x WHB	5 x WHB	3 x WHB	3 x WHB	4 x WHB
	3 x Urinal		4 x Urinal		

FIRST

149 Occupants	Male	Female	Male	Female	Unisex
75 Male	3 x WC	3 x WC	3 x WC	3 x WC	3 x WC
75 Female	3 x WHB	3 x WHB	3 x WHB	3 x WHB	3 x WHB
	3 x Urinal		4 x Urinal		

SECOND

152 Occupants	Male	Female	Male	Female	Unisex
76 Male	4 x WC	4 x WC	3 x WC	3 x WC	3 x WC
76 Female	4 x WHB	4 x WHB	3 x WHB	3 x WHB	3 x WHB
	3 x Urinal		4 x Urinal		

THIRD

140 Occupants	Male	Female	Male	Female	Unisex
70 Male	3 x WC	3 x WC	3 x WC	3 x WC	3 x WC
70 Female	3 x WHB	3 x WHB	3 x WHB	3 x WHB	3 x WHB
	3 x Urinal		4 x Urinal		

Each floor provides at least 3no. additional Unisex accessible WC's that supplement and meet the shortfall on the Male/Female Ground and Second Floors

LEGEND

COMPARTMENT 1:
Ground Floor Modular Units.

COMPARTMENT 2:
New Atrium.

FD60S 1 hour Fire Rated Doors with intumescent smoke seals and self closing ironmongery.

FIRST FLOOR: Door Schedule
(See Drawing 2878/BW/810 for Door Types & Ironmongery)

First Floor				
Door Ref	**Door Type**	**Fire Rating**	**Location**	**Ironmongery Set**
FF01	D.03	FD 60 S	Atrium wall	Set 01
FF02	D.01	FD 30 S	Office 01A	Set 02
FF03	D.01	FD 30 S	Stair 02 Lobby	Set 01
FF04	D.01	FD 30 S	Stair 02 Lobby	Set 01
FF05	D.01	FD 30 S	Stair 02 Lobby	Set 01
FF06	D.07		Store	Set 07
FF07	D.05		Accessible WC	Set 03
FF08	D.06		Staff Kitchen	Set 06
FF09	D.05		Accessible WC	Set 03
FF10	D.07		Female Toilets	Set 05
FF11	D.07		Female Toilets	Set 05
FF12	D.07		Cleaners Store	Set 07
FF13	D.07		Male Toilets	Set 06
FF14	D.07		Male Toilets	Set 06
FF15	D.07		Store	Set 07
FF16	D.01	FD 30 S	Corridor	Set 01
FF17	D.01	FD 30 S	Office 01B	Set 02
FF18	D.01	FD 30 S	Office 01G	Set 02
FF19	D.07		Office 01G	Set 04
FF20	D.01	FD 30 S	Fire Corridor	Set 01
FF21	D.01	FD 30 S	Office 01C	Set 02
FF22	D.01	FD 30 S	Office 01F	Set 02
FF23	D.05		Accessible WC	Set 03
FF24	D.01	FD 30 S	Office 01D	Set 02
FF25	D.06	FD 30 S	Stair 03 Lobby	Set 01
FF26	D.01	FD 30 S	Office 01E	Set 02
FF27	D.06		Office 01E	Set 04
FF28	D.01	FD 30 S	Stair 03 Lobby	Set 01

To Be Updated

To Be Finalised

REV P: Westernmost Service duct relocated, and additional Service Duct added in Fire Lobby. Accessible WC moved slightly south to retain 5m² area within FF Lobby. All in accordance with Client emails dated. 4th October 2024 & 26th September 2024; 10:10:24
REV N: Service Riser Cupboards indicated. MSW 28:08:24
REV M: Amendments in line with Client mark-ups and emails dated 18:07:24 & 06:08:24. Offices layout revised. Window and door arrangement on north, south & west elevations revised. Accessible WC repositioned. Lift added at west end) MSW 06:08:24
REV L: Note re future warrant stage on Compartment 2 removed. 05:09:23
REV K: Staging note relating to Stage 03, removed. 16:06:23
REV J: Door Schedule added.
MSW 25:08:22
REV H: Fire Rated Doors annotated.
MSW 15:08:22
REV G: Escape Routes widths now indicated along all routes. Clear opening widths of all escape route doors indicated. Final exit door clear opening widths added.
Stair widths now added. MSW 14:07:22
REV F: Note regarding Atrium and BW Stages now added. MSW 09:02:22
REV E: MSW
REVISED COMPARTMENTATION. BASED ON FIRE ENGINEER'S REPORT.
REV D: RJ
ACCESSIBLE WC POSITION ADJUSTED: OCCUPANCIES AND SANITARY WARE COUNTS SHOWN; DIMENSIONS SHOWN; INNER ROOMS HIGHLIGHTED
REV C: RJ
COMPARTMENTS UPDATED; DOOR NO.s SHOWN;
REV B: 04/09/20 RJ
ISSUED FOR STAGE 03 WARRANT

REV R: Additional set of double doors added at first bay from the East Gable, on each floor: 16:12:24
REV Q: Corridors on all floors set to 2,000mm wide and doubles doors now along all corridors. Additional doors at west and east of corridor on Ground Floor, and at east end of corridor on all other floors: 27:11:24

REVISIONS

Do not scale. All dimensions to be checked on site prior to commencement of work

Jewitt and Wilkie architects
38 New City Road
Glasgow - G4 9JT
0141 552 6929
info@jawarchitects.co.uk
www.jawarchitects.co.uk

JOB TITLE

French Street / Dora Street Modular Building for Spectrum Properties Scotland Ltd

DRAWING TITLE

First Floor Layout Proposed

SCALE: 1:100, 1:1.11 DATE:
DRAWN BY: CHECKED BY:
DRAWING NO: REV:

2878/BW/301/R

BUILDING WARRANT STAGE