Alexander Bain House, Glasgow
2nd Floor Space Planning

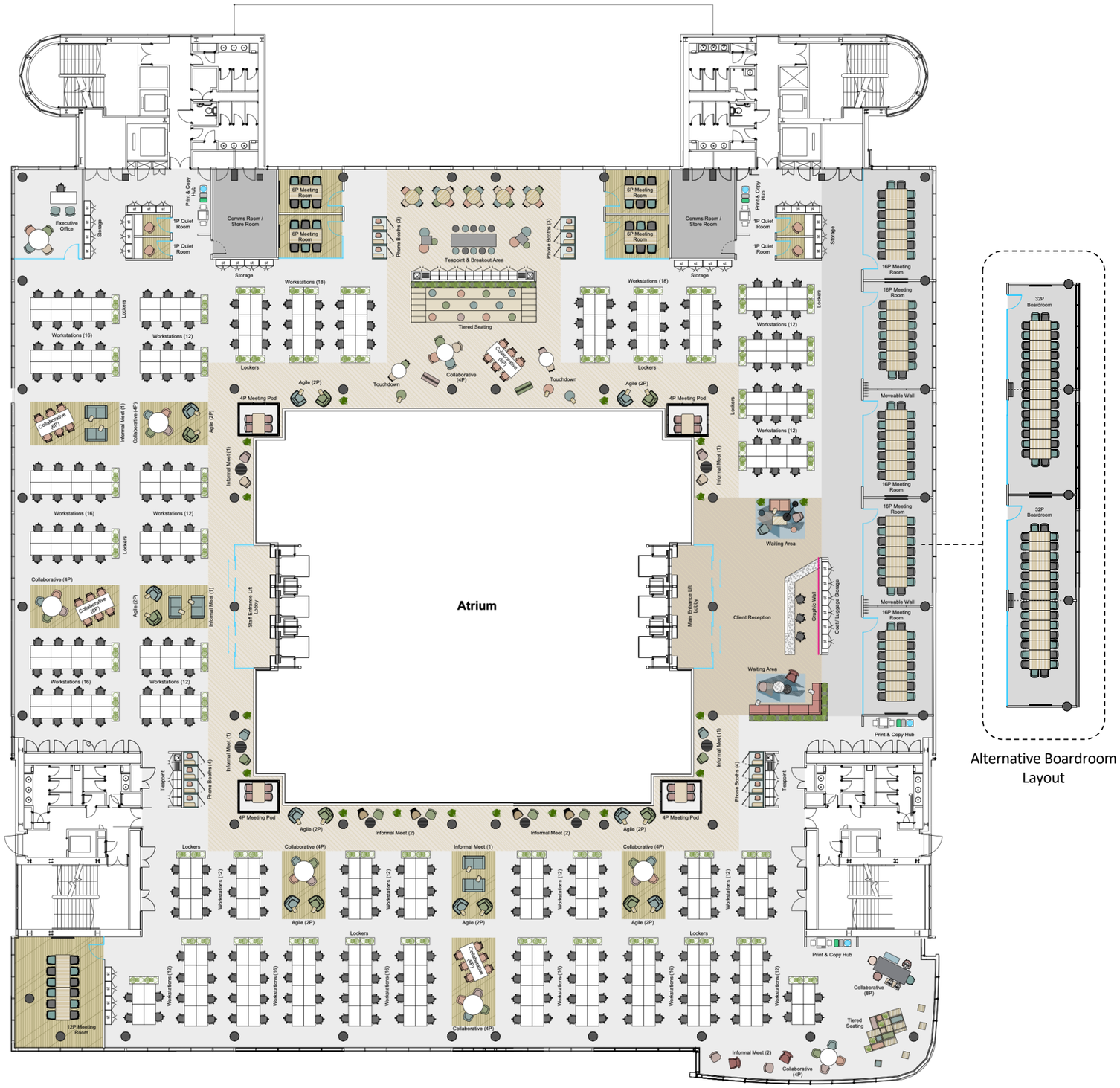
28th April 2025 (Rev A)

c2-1168

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Space Planning Options
2nd Floor

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Alternative Boardroom Layout

N.I.A.: 2813 Sqm / 30,275 sqft approx

STANDARD WORKING

280 x Workstation - 1400 x 800mm

PRIVATE OFFICE

01 x Workstation - 1800 x 800mm

GRAND TOTAL: 281 no. at 1:10 sqm per person

CLIENT MEETING ROOMS

05 x 16 Person Meeting Rooms

or

01 x 16 Person Meeting Room &
02 x 32 Person Boardrooms

MEETING ROOMS

01 x 12 Person Meeting Room

04 x 6 Person Meeting Rooms

04 x 4 Person Meeting Pods

04 x 1 Person Quiet Rooms

SUPPORT FACILITIES

01 x Client Reception & Waiting Area

03 x Tea Point

01 x Breakout Area

13 x Informal Meet

12 x Collaboration

18 x Agile

02 x Touchdown

02 x Tiered Seating

14 x Phone Booths

04 x Print & Copy Hubs

02 x Comms / Store Room

416 x Lockers

6 x Coat / Luggage Cupboards

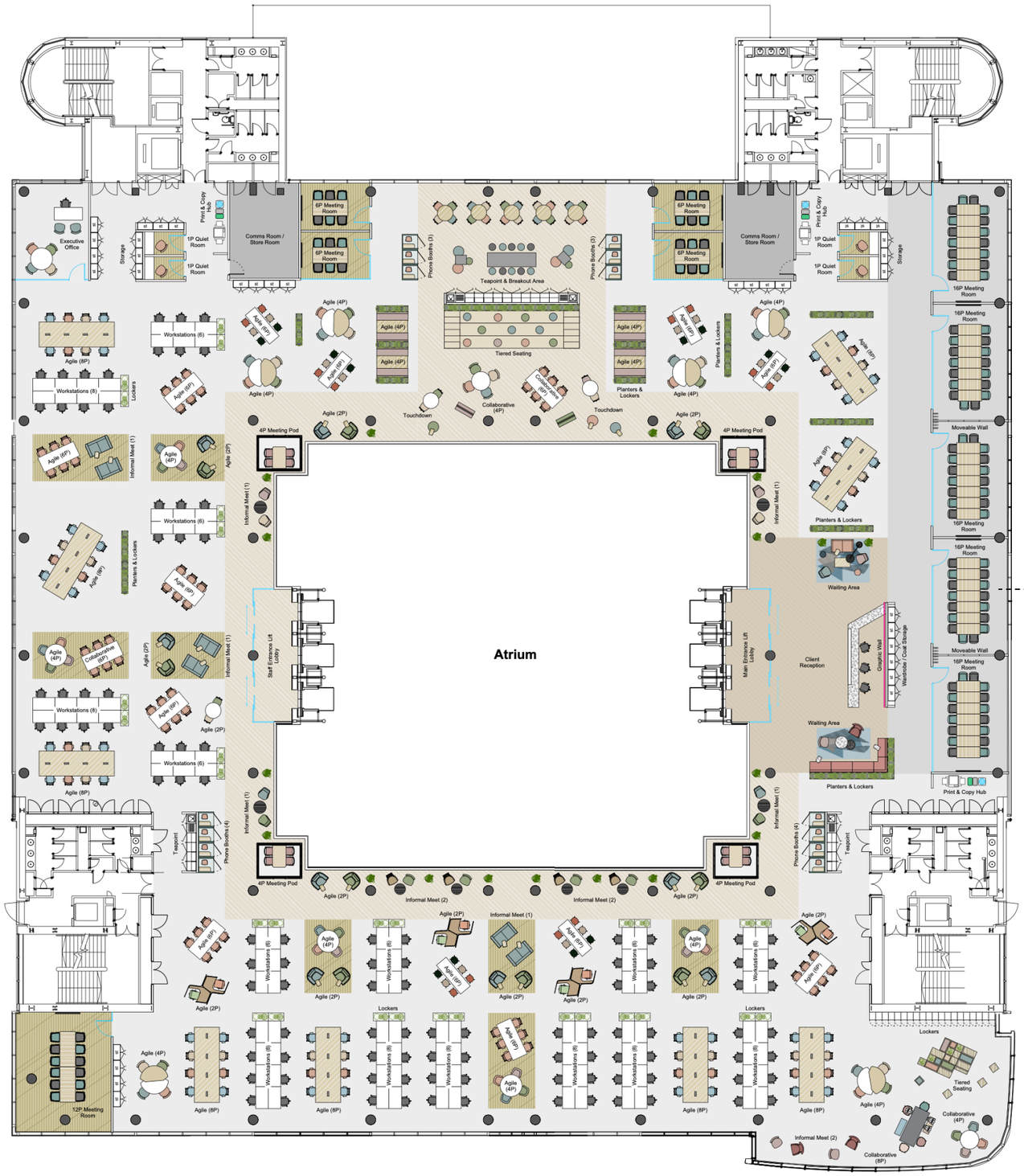
28 x Storage Cupboards

Proposed Layout – Full Floorplate

Typical Professional Occupier Layout @ 1p:10m2

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Alternative Boardroom Layout

N.I.A: 2813 Sqm / 30,275 sqft approx

30% DESKS / 70% AGILE

STANDARD WORKING

106 x Workstation - 1400 x 800mm

PRIVATE OFFICE

01 x Workstation - 1800 x 800mm

AGILE WORKING

246 x Agile

GRAND TOTAL: 353 no. at 1:8 sqm per person

CLIENT MEETING ROOMS

05 x 16 Person Meeting Rooms

or

01 x 16 Person Meeting Room &
02 x 32 Person Boardrooms

MEETING ROOMS

01 x 12 Person Meeting Room

04 x 6 Person Meeting Rooms

04 x 4 Person Meeting Pods

04 x 1 Person Quiet Rooms

SUPPORT FACILITIES

01 x Client Reception & Waiting Area

03 x Tea Point

01 x Breakout Area

13 x Informal Meet

04 x Collaboration

02 x Touchdown

02 x Tiered Seating

14 x Phone Booths

03 x Print & Copy Hubs

02 x Comms / Store Room

344 x Lockers

6 x Coat / Luggage Cupboards

28 x Storage Cupboards

Proposed Layout – Full Floorplate

Suggested Agile-Hybrid Working Occupier Layout @ 1p:8m2

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Alternative Boardroom Layout

N

N.I.A: 1405 Sqm / 15,123 sqft approx

STANDARD WORKING

140 x Workstation - 1400 x 800mm

PRIVATE OFFICE

01 x Workstation - 1800 x 800mm

GRAND TOTAL: 141 no. at 1:10 sqm per person

CLIENT MEETING ROOMS

02 x 16 Person Meeting Rooms

02 x 12 Person Meeting Rooms

or

01 x 22 Person Boardroom &
02 x 12 Person Meeting Rooms

MEETING ROOMS

01 x 10 Person Meeting Room

01 x 6 Person Meeting Rooms

02 x 4 Person Meeting Pods

SUPPORT FACILITIES

01 x Reception & Waiting Area

02 x Tea Point

01 x Breakout Area

08 x Informal Meet

05 x Collaboration

10 x Agile

0**4 x** Phone Booths

01 x Print & Copy Hubs

160 x Lockers

22 x Storage Cupboards

3 x Coat / Luggage Cupboards

01 x Comms / Store Room

Proposed Layout – Half Floorplate

Typical Professional Occupier Layout @ 1p:10m2

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Alternative Boardroom Layout

N.I.A: 1437 Sqm / 15,496 sqft approx

30% DESKS / 70% AGILE

STANDARD WORKING

52 x Workstation - 1400 x 800mm

PRIVATE OFFICE

01 x Workstation - 1800 x 800mm

AGILE WORKING

126 x Agile

GRAND TOTAL: 179 no. at 1:8 sqm per person

CLIENT MEETING ROOMS

02 x 16 Person Meeting Rooms

02 x 12 Person Meeting Rooms

or

01 x 22 Person Boardroom &
02 x 12 Person Meeting Rooms

MEETING ROOMS

01 x 10 Person Meeting Room

01 x 6 Person Meeting Rooms

02 x 4 Person Meeting Pods

SUPPORT FACILITIES

01 x Reception & Waiting Area

02 x Tea Point

01 x Breakout Area

07 x Informal Meet

01 x Tiered Seating

04 x Phone Booths

02 x Print & Copy Hubs

192 x Lockers

18 x Storage Cupboards

3 x Coat / Luggage Cupboards

01 x Comms / Store Room

Proposed Layout – Half Floorplate

Suggested Agile-Hybrid Working Occupier Layout @ 1p:8m2

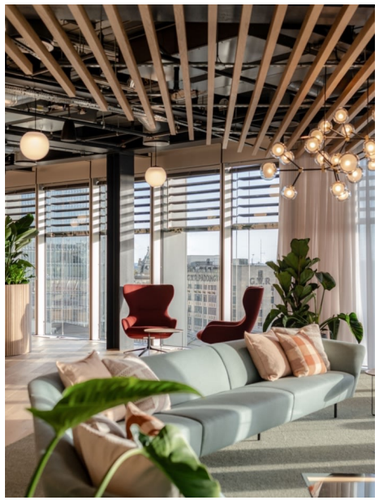
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Professional & Agile-Hybrid Working
Look and Feel

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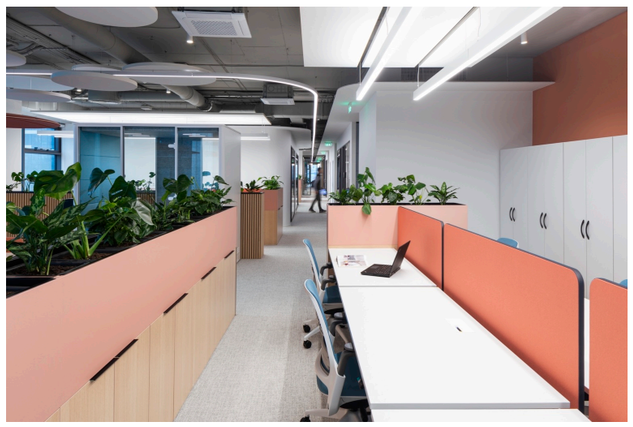
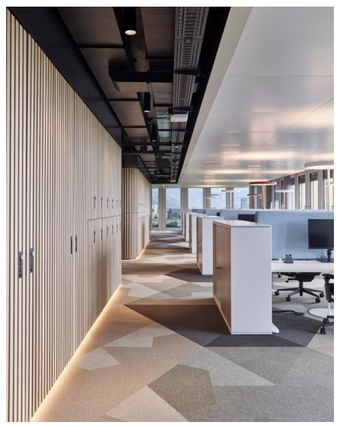











Look and Feel

Space Planning Options

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