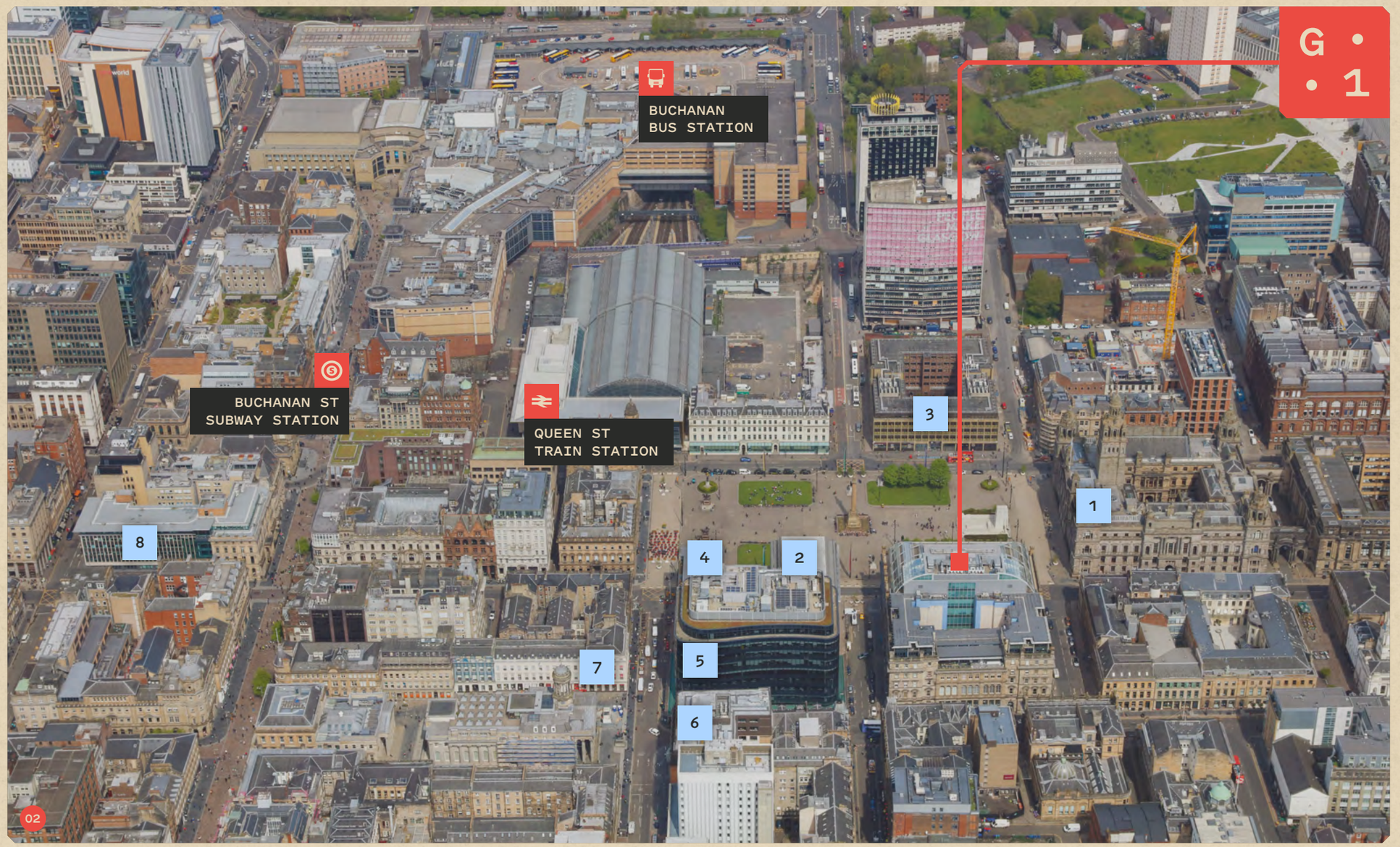
G • 1

5 GEORGE SQUARE • GLASGOW • G2 1DY



A SUPERIOR ADDRESS



Building Neighbours

EY
Marsh Commercial
DENTONS
RSM
GT GARDINER &THEOBALD
BRASSERIE & BAR · BROWNS · ESTABLISHED 1973
STICKS'N'SUSHI

Post Code Neighbours

1. Glasgow City Council
2. The Boutique Workplace Company, Stantec, Thorntons
3. Anderson Strathern, Rathbones
4. Skills Development Scotland
5. ACCA, Brodies, Grant Thornton, Deloitte, WSP, NatWest, Hitachi
6. Edrington, Mazars, Lindsays
7. Virgin Money
8. BTO Solicitors, Smart Metering Systems

GLASGOW

A 10 Minute City













G • 1

Queen Street Train Station	3 min walk
Glasgow Central Train Station	8 min walk
Argyle Street Train Station	6 min walk
High Street Train Station	10 min walk
Charing Cross Train Station	20 min walk

Buchanan Street Subway Station	5 min walk
St Enoch Subway Station	10 min walk

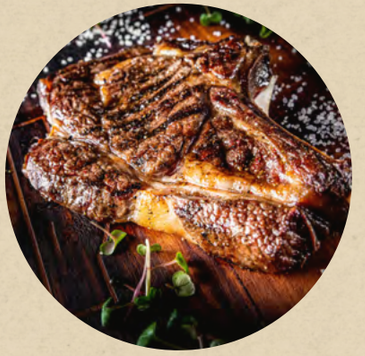
Buchanan Bus Station	5 min walk
VOI Bike Station	8 min walk
Glasgow International Airport	20 min drive



Browns
0 min walk
(in building)



Sticks‘n’Sushi
0 min walk
(in building)



The Spanish Butcher
2 min walk



Piece
2 min walk



Paesano
2 min walk



Sprigg
2 min walk

FOOD + DRINK

G • 1



El Santo
2 min walk



Margo
2 min walk



The Alchemist
2 min walk



Sear’s Pizza
3 min walk



1802 at Hutchesons
4 min walk



Kaffateria
4 min walk



Queen Street Station

3 min walk



Flight Club

3 min walk



AC Marriot Hotel

3 min walk



Buchanan Street

3 min walk



Revolver Hotel

3 min walk



The Gin Spa

4 min walk

LEISURE + TRAVEL

G • 1



House of Gods Hotel

4 min walk



Bowlarama

5 min walk



Gym Club Wellness

5 min walk



Princes Square

6 min walk



St Enoch Centre

5 min walk



Central Station

8 min walk



WELCOME TO G1

THE EXCHANGE

G • 1





The Exchange, located in the transformed building reception, provides the perfect touchdown and breakout space with a variety of seating to suit your needs at all times.



TAKE UP A POST

Complimentary tea and coffee station providing additional breakout space away from the office.

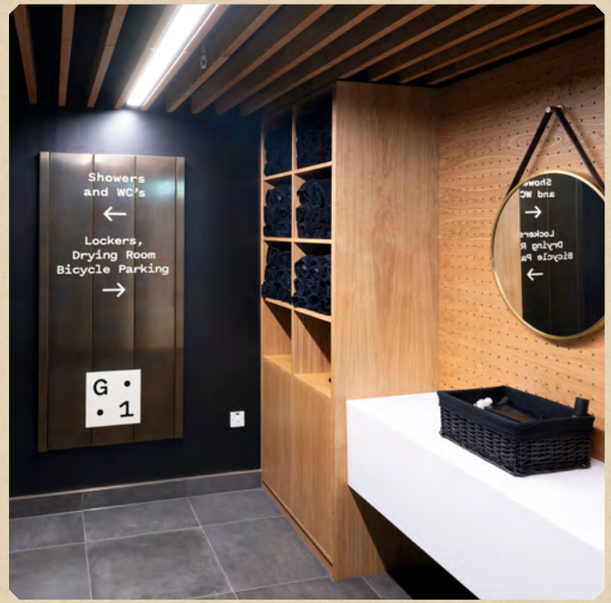
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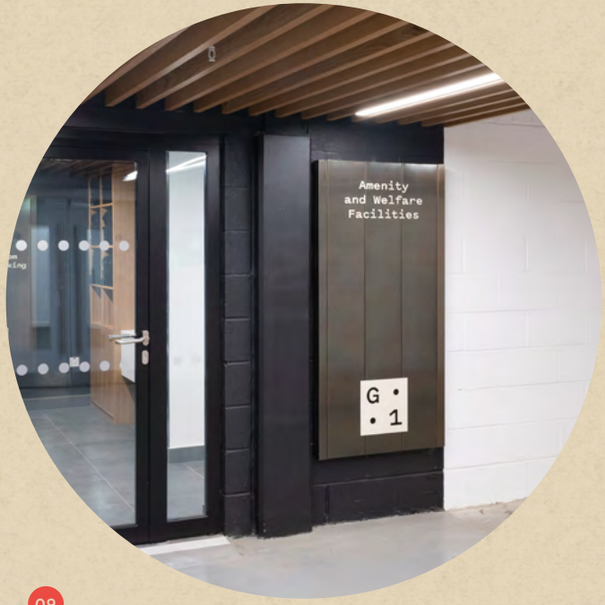
FIRST CLASS FACILITIES

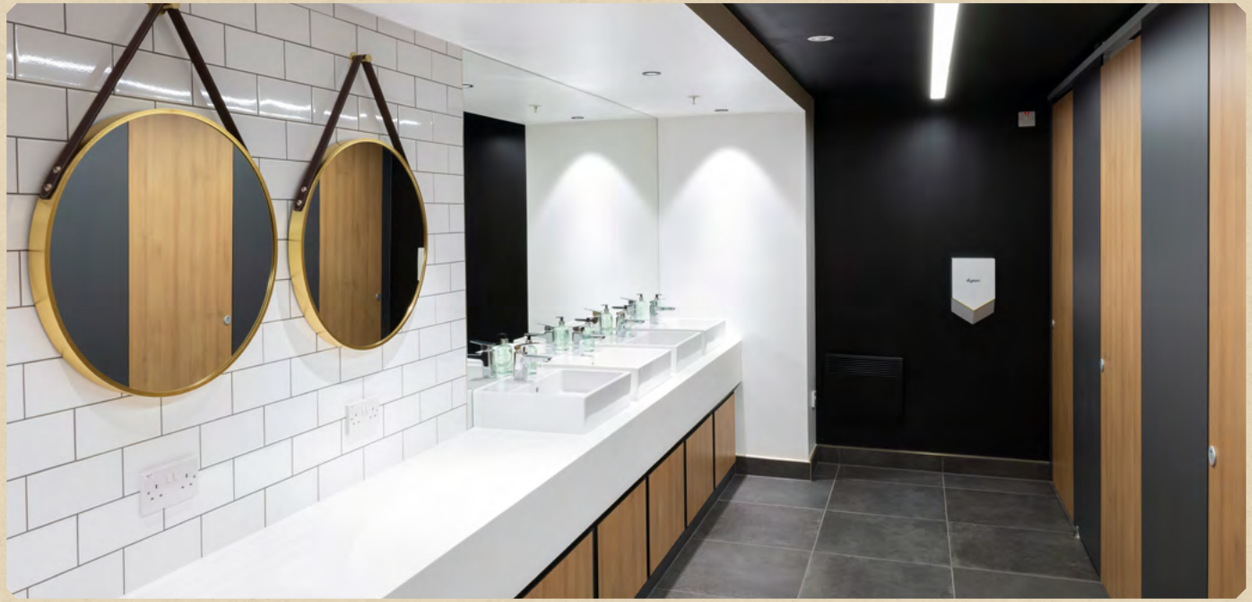
State of the art end-of-journey facilities including a cycle service area, along with complimentary towel service for occupiers, Wi-Fi and speakers.

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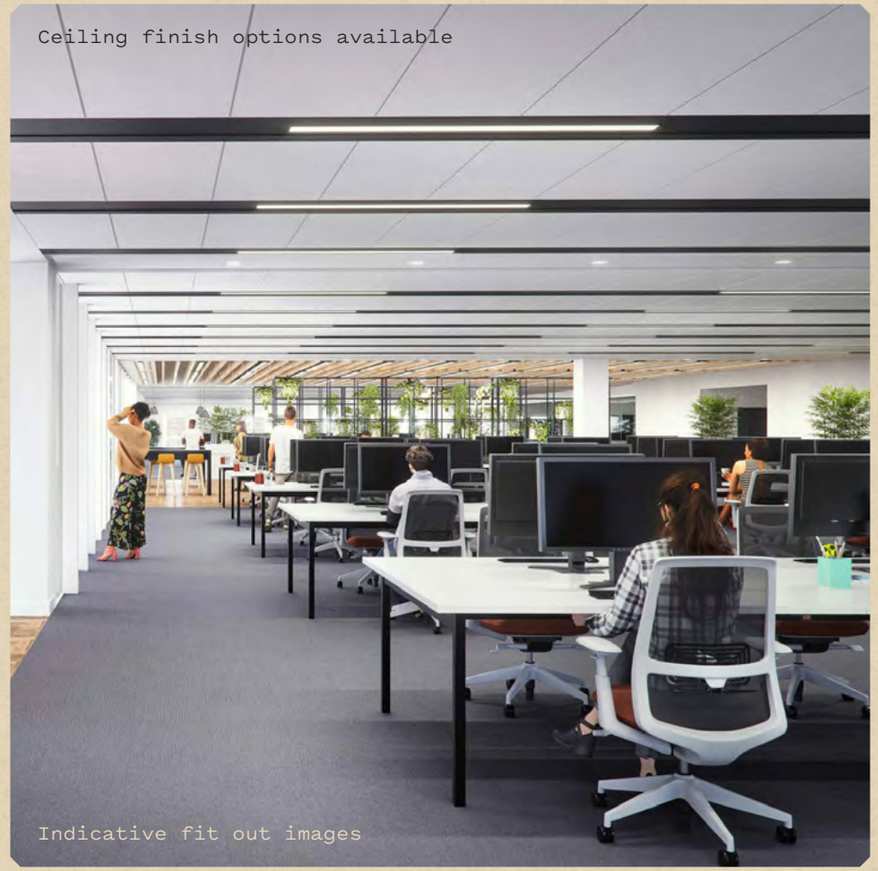




FIRST CLASS

The statement 2nd floor, ready and waiting for you in our statement building. The suite provides an exposed ceiling awaiting the tenants bespoke finish. New air conditioning and lighting.

G • 1





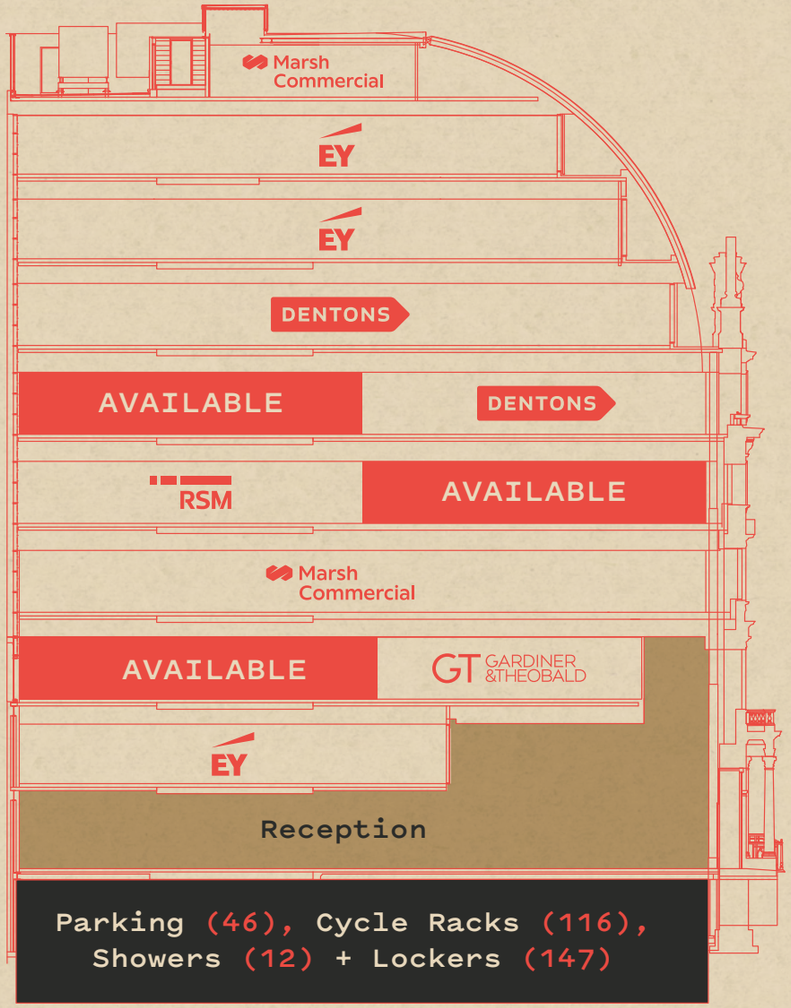
FLOOR PLATES

The 4th and 5th floors will be delivered shell and floor to allow efficiency and cost saving.

ACCOMMODATION

G · 1

Ninth		
Eighth		
Seventh		
Sixth		
Fifth (West)	7,910 Sq Ft	Available Q4 2027
Fourth (East)	7,780 Sq Ft	Available Q3 2027
Third		
Second (West)	8,179 Sq Ft	Available Now
First		
Ground		
Basement Levels		Total: 23,960 Sq Ft



BASEMENT

G • 1

Car Park

Car Parking	46
Cycle Racks	116

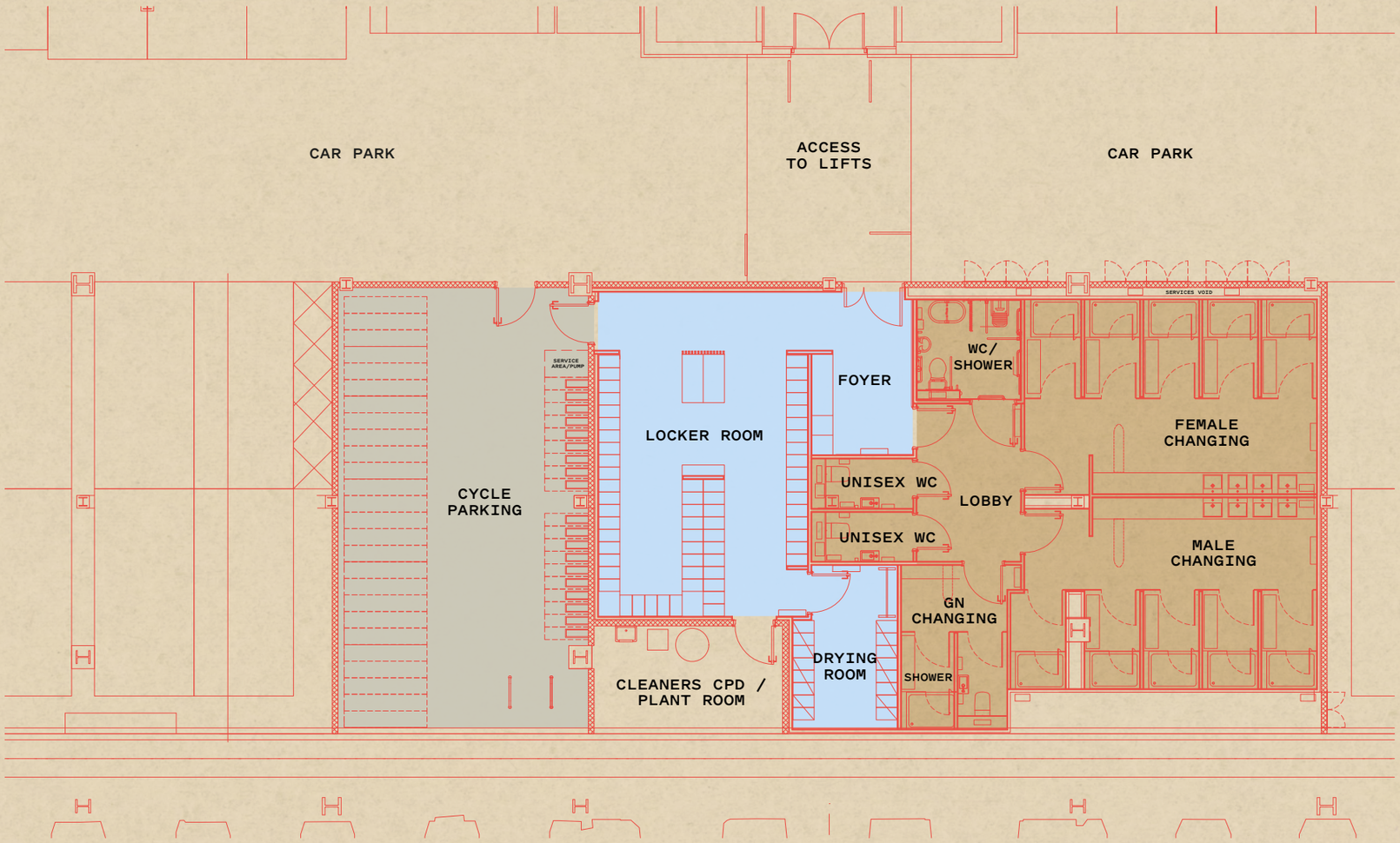
End-of-Journey Amenities

Lockers	147
Showers	12
WCs	4
Cycle Service Area	
Drying Room	









GROUND LEVEL

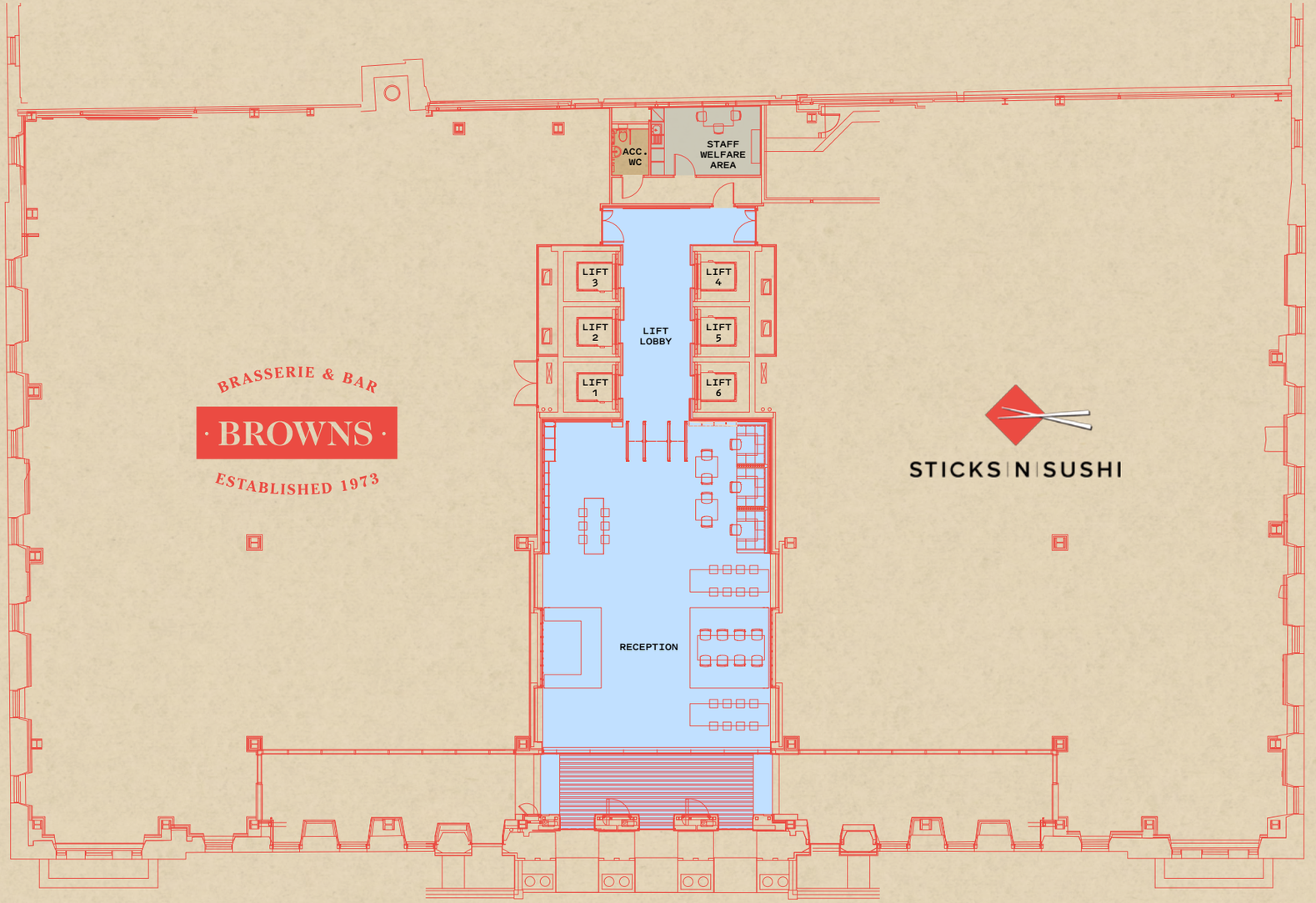
Meeting Booths	3
Front of House Concierge	2
Building Manager	
Coffee Station	
High Table Seating	
Informal Meeting Area	
Complimentary Wi-Fi	







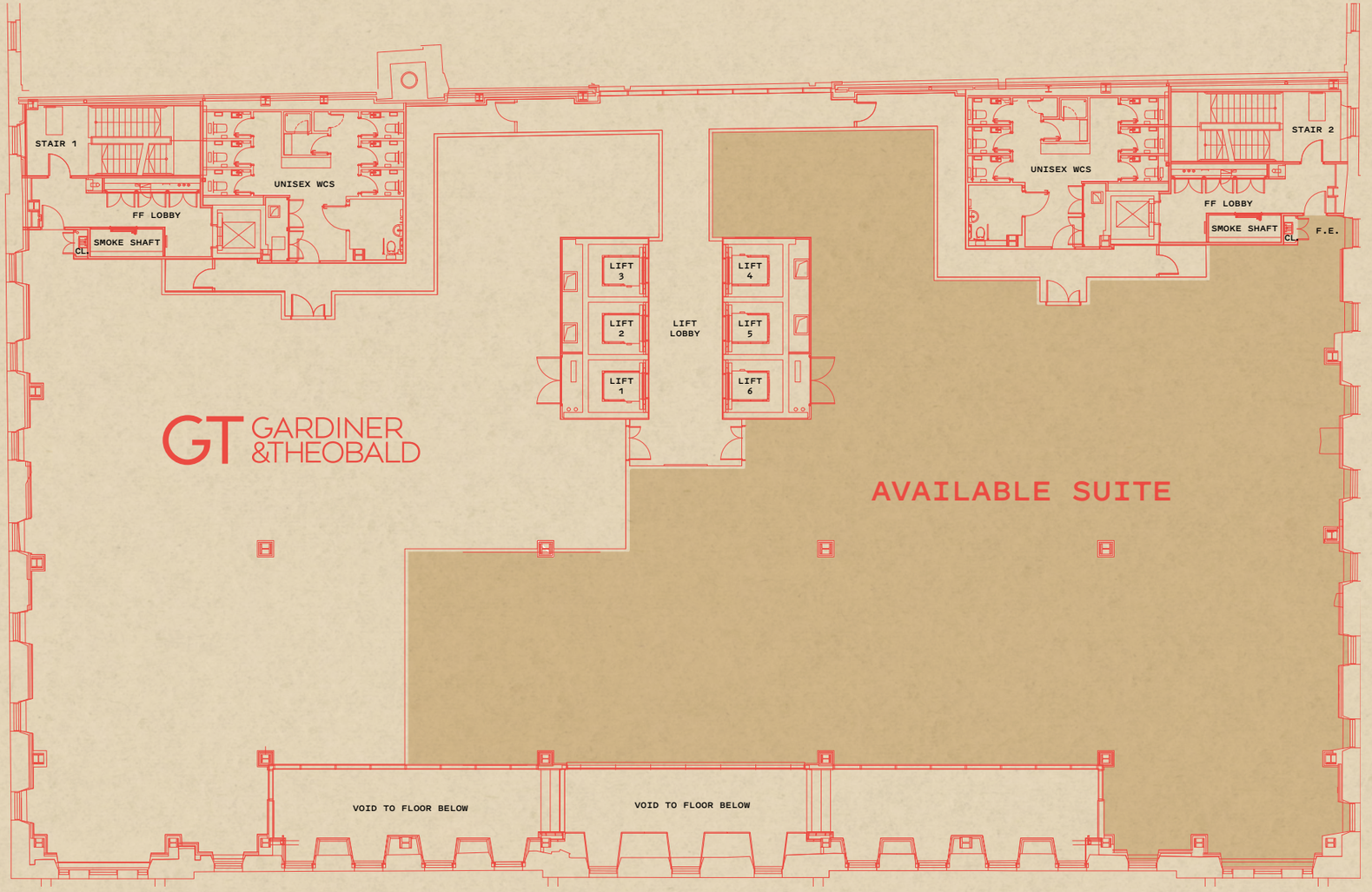
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SECOND (WEST)

8,179 sq ft

- Exposed ceiling and painted ceiling void
- New demised VRF Air Conditioning
- Open Plan
- New LED lighting
- Raised floor
- New toilet facilities
- Redecorated throughout
- New open protocol lighting control system
- All electric
- Individually metered
- Future CO_2 monitoring system on air handling system



SOUTH FREDERICK STREET

HANOVER STREET

GEORGE SQUARE

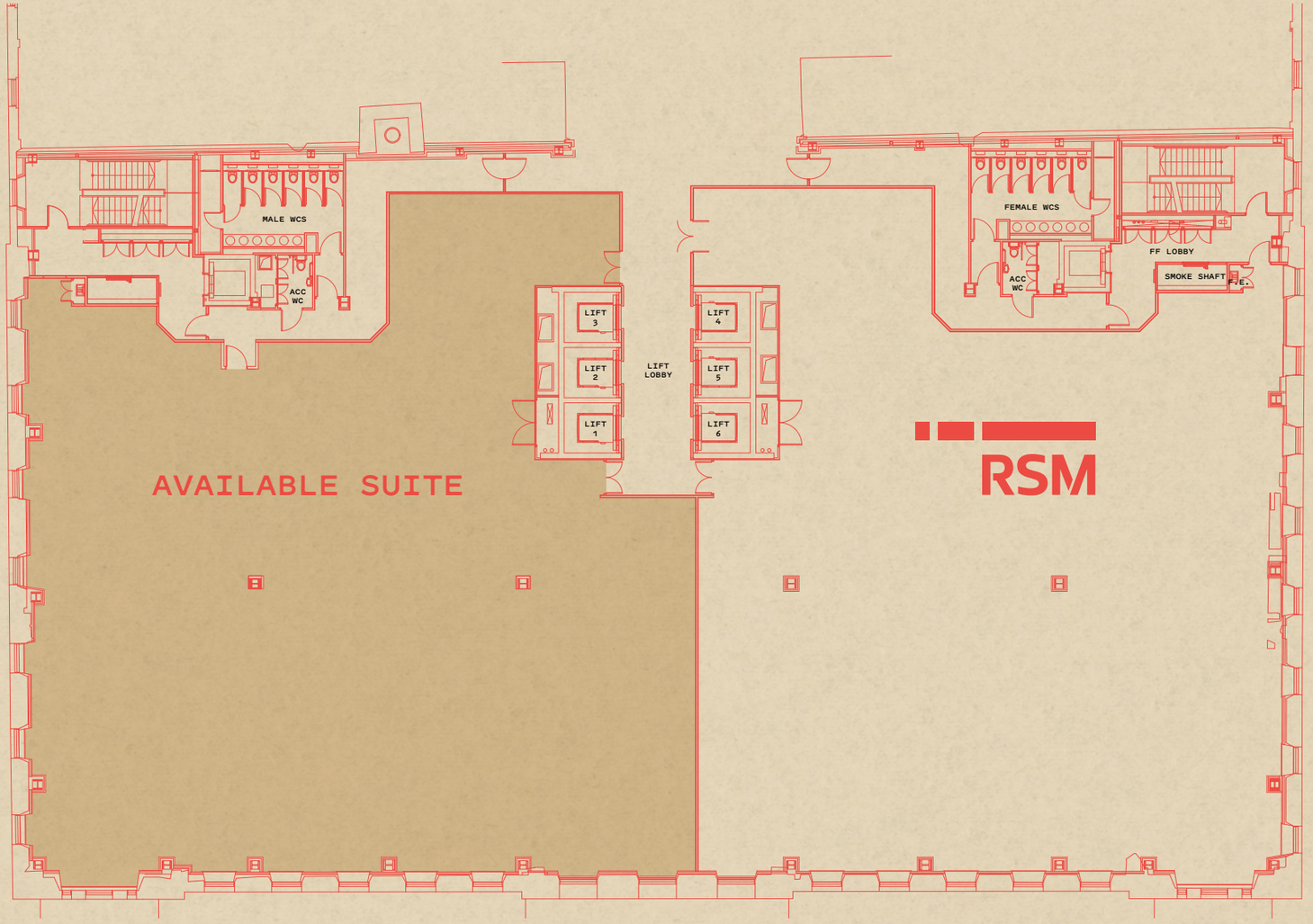
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N

FOURTH (EAST)

7,780 sq ft

- Full refurbishment being carried out to the following specification, however depending on timing the tenant can influence the specification
- Exposed ceiling and painted ceiling void
- New demised VRF Air Conditioning
- Open Plan
- New LED lighting
- Raised floor
- New toilet facilities
- Redecorated throughout
- New open protocol lighting control system
- All electric
- Individually metered
- Future CO_2 monitoring system on air handling system

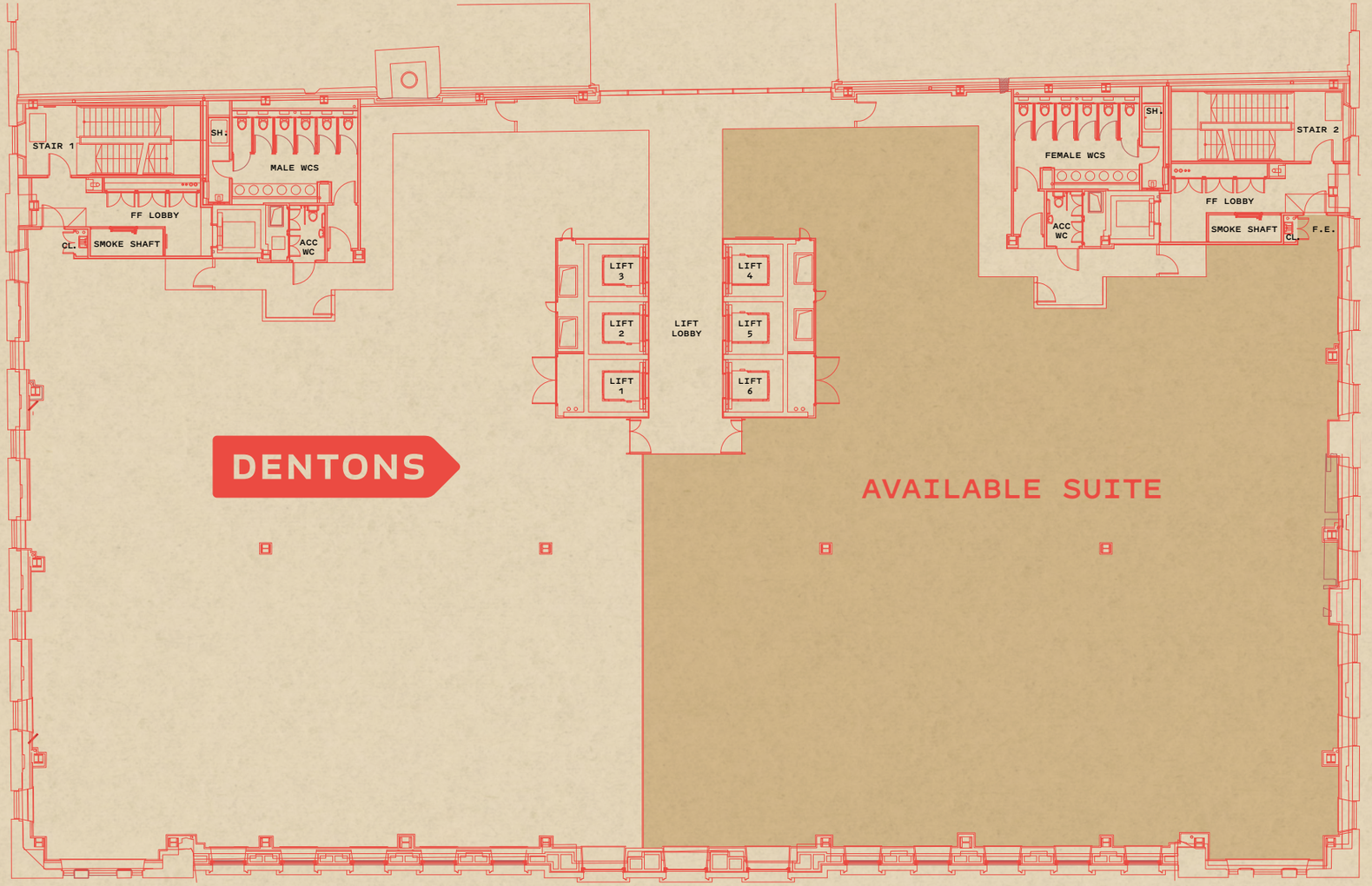


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FIFTH (WEST)

7,910 sq ft

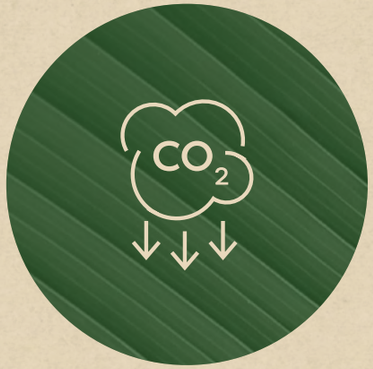
- Full refurbishment being carried out to the following specification, however depending on timing the tenant can influence the specification
- Exposed ceiling and painted ceiling void
- New demised VRF Air Conditioning
- Open Plan
- New LED lighting
- Raised floor
- New toilet facilities
- Redecorated throughout
- New open protocol lighting control system
- All electric
- Individually metered
- Future CO_2 monitoring system on air handling system



SUSTAINABILITY



EPC ‘A’ Rating
(Target)



Low Embodied Carbon



All electric building from renewable sources



Zero waste to landfill building



Compliant CRREM 1.5°C pathway

DELIVERED

SPECIFICATION



Building

- New reception with front of house service
- New speed gates
- Apple Wallet enabled security access
- Reception cafe lounge + complimentary refreshments
- 6 × 17 person destination control lifts + 2 fire fighting lifts
- Smart technology enabled
- 46 secure car spaces
- High speed IT connectivity
- Fibre backbone 1GB complimentary to common areas
- Building app
- Music & Wi-Fi

Floor

- New demised VRF Air Conditioning
- Exposed painted soffit
- New LED lighting
- Exposed and traditional ceiling finish to floors
- Occupier choice of lighting and ceiling finishes
- Raised access flooring
- Dedicated executive washrooms





ESG

- EPC ‘A’ (target)
- All electric floor plates
- Compliant CRREM 1.5°C pathway
- Electricity from renewable sources

Welfare

- 12 showers
- 116 cycle racks
- 147 lockers
- Cycle maintenance station
- Drying + changing rooms
- Complimentary towel service
- Music & Wi-Fi



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PLAY VIDEO →

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