TO LET

BUILDING 1: 29,395 SQ.FT. TO 38,054 SQ.FT.
BUILDING 2: 6,880 SQ.FT.
AVAILABLE 2027

XWORKS

DALMARNOCK | GLASGOW

SCALING INNOVATION

Two new Mid-Tech buildings for
Advanced Manufacturing and R&D

Clyde Gateway Innovation
Dalmarnock | XWORKS

XWORKS

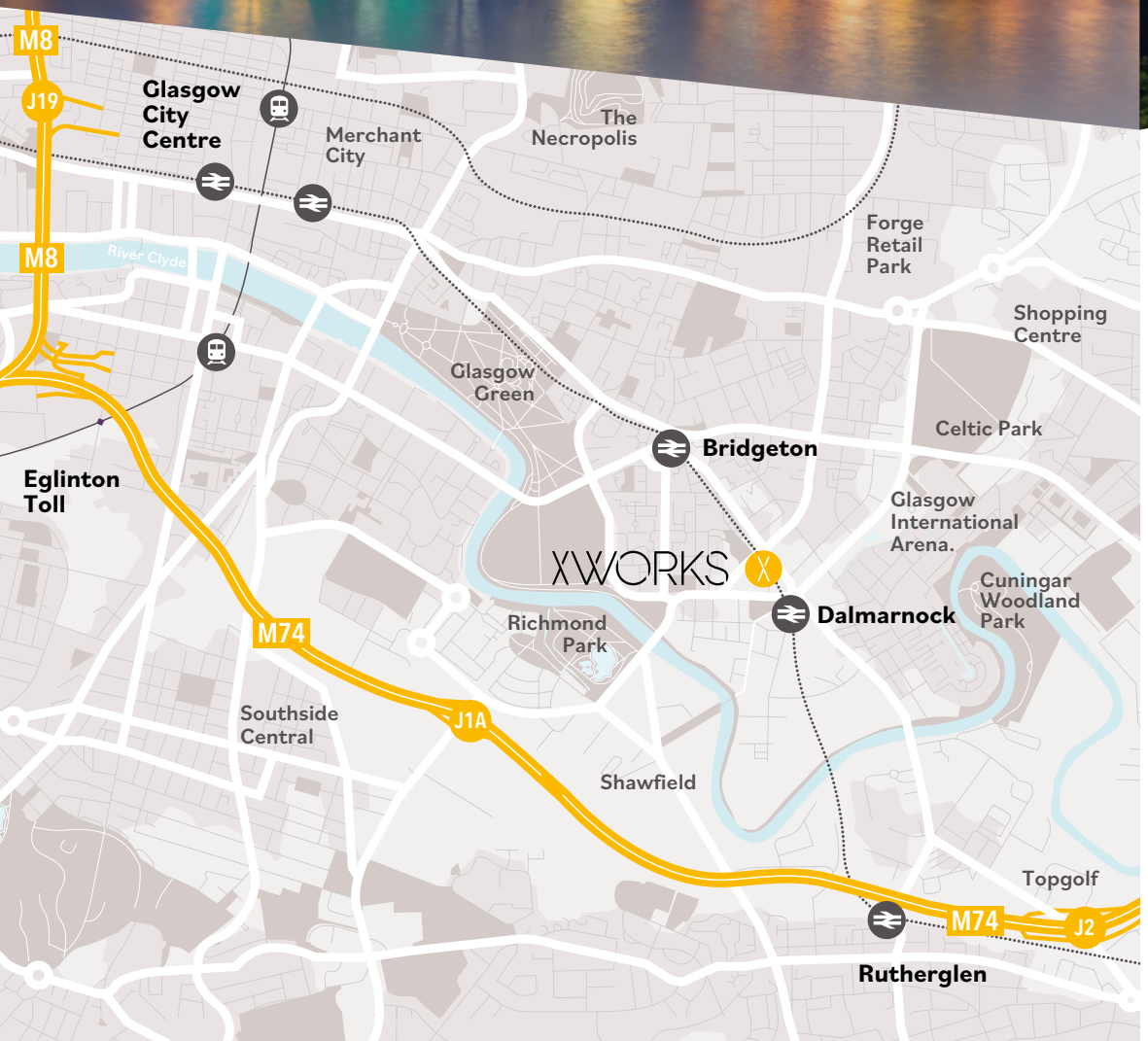
BUILT FOR PIONEERS

XWORKS DELIVERS HIGH-QUALITY MID-TECH WORKSPACE FOR INNOVATIVE SCIENCE AND TECHNOLOGY COMPANIES OPERATING IN HIGH-GROWTH SECTORS.

Purpose built for forward thinking occupiers, XWORKS sits at the heart of Clyde Gateway Innovation—a dynamic place based proposition designed to attract ambitious businesses and support industries including clean energy, space, defence and life sciences.

The development offers next generation hybrid workspace that is modern, flexible and sustainable. Designed to support businesses in growth mode or inward investors, XWORKS provides short lead in times and the adaptability required to scale.

Delivered to a shell and core specification, the buildings are ready to accommodate bespoke occupier fit outs, including advanced manufacturing, laboratory, office, collaboration areas and showrooms.



DALMARNOCK | GLASGOW.

XWORKS ENJOYS AN ENVIABLE **DALMARNOCK** LOCATION, JUST EAST OF **GLASGOW CITY CENTRE,** SUPPORTED BY EXCELLENT TRANSPORT INFRASTRUCTURE AND **SEAMLESS CONNECTIVITY** TO THE CITY CENTRE AND THE WIDER REGION.

Directly opposite Dalmarnock train station, XWORKS occupies a highly prominent position at Dalmarnock Cross. The location benefits from a frequent rail service connecting directly to Glasgow city centre, the Scottish Events Campus (SEC) and the West End, while close proximity to the national motorway network provides excellent road connectivity throughout Scotland.

Dalmarnock is a rapidly transforming riverside neighbourhood and a key part of Clyde Gateway Innovation.

It is a vibrant, forward-looking district that brings together new commercial development with residential and leisure amenities.

Located close to Glasgow city centre, the Glasgow City Innovation District (GCID) and the University of Strathclyde, Dalmarnock is firmly established as an outstanding growth location.

XWORKS

SCALING INNOVATION

Conceived as a landmark of modern industrial design, the development advances civic innovation, whist contributing to the vitality and long term success of its strategic East End location.

The two XWORKS buildings are available to be let individually. However, an early opportunity exists for a single occupier to secure both buildings, which in total offer between **36,275 sq.ft.** and **44,934 sq.ft.**, subject to occupier mezzanine requirements.

BUILDING 1 features a bold, contemporary design that clearly distinguishes between its public facing frontage and its service oriented rear. The striking double height glazed entrance façade creates a welcoming arrival experience, whilst the rear elevation has been carefully designed to prioritise efficient loading and operation.

BUILDING 2 is a compact, standalone facility that follows the same strong design philosophy. An attractive double height glazed frontage addresses the Clyde Gateway, providing a clear architectural identity and generous natural light to the highly efficient workspace.

XWORKS

BUILDING 1

Scale, flexibility and presence.

Purpose built for adaptability, Building 1 provides hybrid workspace with a flexible double height internal space that can be occupied as a single building, or subdivided into two, three or four units.

The space is scalable to meet occupier requirements, allowing the ground floor office content to increase and mezzanines to be introduced as part of occupier-led fit-outs.

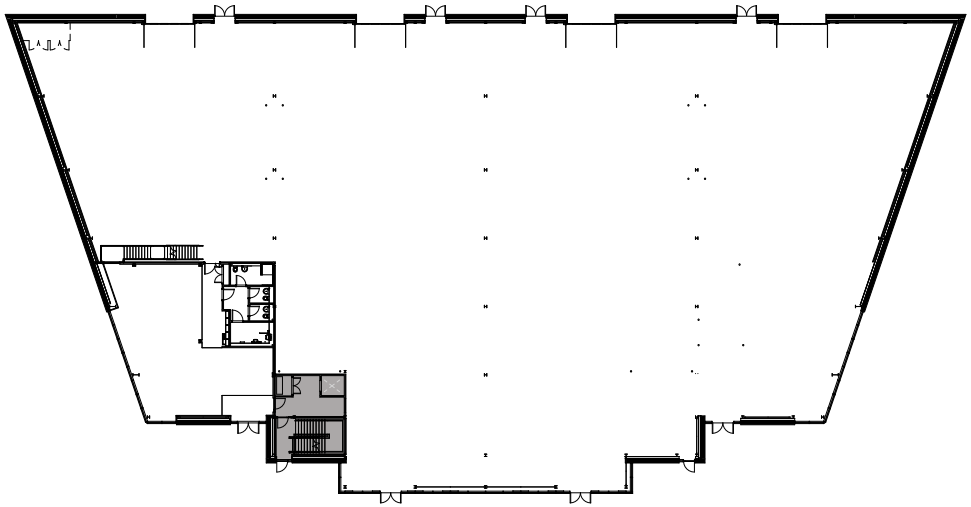
Floor Areas (GIA)

SINGLE LET - 29,395 sq.ft. to 38,054 sq.ft.
The as-built shell & core space can increase through the addition of further mezzanine space.

MULTI LET - 6,390 sq.ft. to 27,311 sq.ft.
Should it be decided to sub divide the building, then a wide range of unit sizes will be possible, based on the extent of mezzanine fitted.

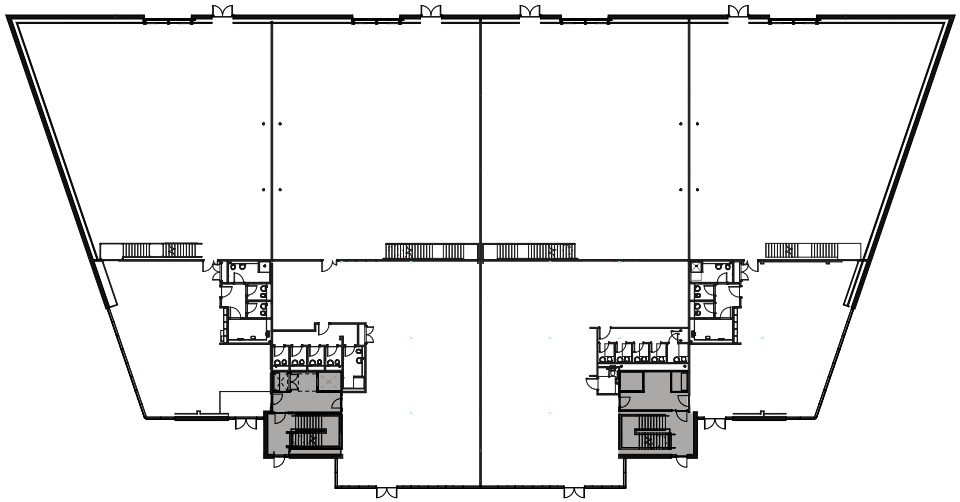
Please contact the agents for confirmation of the current letting strategy, details of unit sizes and mezzanine fit out options available.

CAR PARKING
Dedicated car parking provided, along with accessible and EV charging provision.



GROUND FLOOR - Layout A - (as-built) / with mezzanine above offices

TOTAL	Manufacturing	Ground Offices / Core	First Mezzanine / Core
29,395 SQ.FT.	24,723 sq.ft.	2,336 sq.ft.	2,336 sq.ft.



GROUND FLOOR - Layout B - (possible subdivision)

Unit sizes range between **6,390 sq.ft. to 27,311 sq.ft.**

Layout B shows subdivision into 4 units and the maximum provision of office and mezzanine space envisaged. Other combinations are available.

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BUILDING 1

Workspace for scaling innovation.

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BUILDING 2

Distinctive. Self-contained.

In addition to being striking and innovative, this compact building offers a smaller tenant, or scaling high growth organisation, the opportunity to occupy a self-contained hybrid workspace.

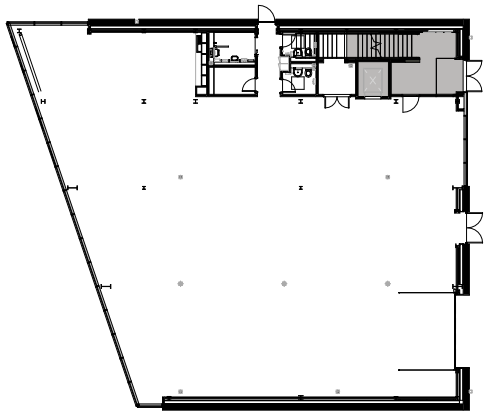
The space is being completed with an open mezzanine floor and a stair and lift core which provides WC's, shower and kitchenette areas.

A loading door from the yard serves the full height workspace and the space beneath the mezzanine, which has been left open to maximise occupier fit out flexibility.

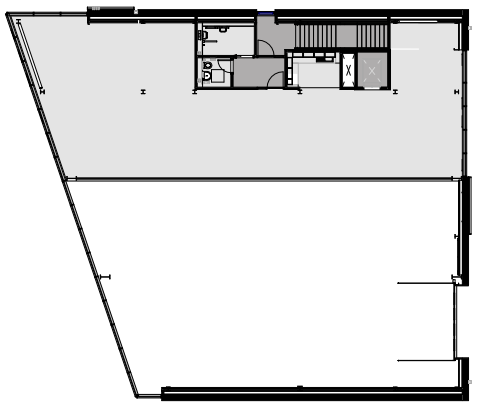
Floor Areas (GIA)

GROUND	4,602 sq.ft.
MEZZANINE	2,278 sq.ft.
TOTAL	6,880 sq.ft.

CAR PARKING
Dedicated car parking provided, along with accessible and EV charging provision.



GROUND FLOOR



MEZZANINE FLOOR

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SPECIFICATION & SUSTAINABILITY

THE DESIGN IS BOLD AND STRIKING WITH BLACK / DARK GREY ALUMINIUM CLADDING AND CONTEMPORARY GLAZED FRONTAGES.

XWORKS provides highly adaptable Mid-Tech buildings, allowing occupiers to fit out the shell and core space to meet their occupational requirements.

INTERNAL

- 7.5m clear height industrial space
- 50 kN/m² ground floor loadings
- Insulated folding overhead shutter doors (4m wide x 5m high)
- Lift and stair cores with WC's, showers and kitchenette areas
- Roof lights to enhance daylighting and reduce energy costs
- LED lighting with PIR

EXTERNAL

- Secure yard
- LED security lighting
- 6 EV charging spaces
- 46 parking spaces in total
- 26 covered bicycle stands
- Outside amenity space
- Enhanced biodiversity. Soft landscaping includes native planting, habitat creation and green corridors

ENVIRONMENTALS

- Targeting an Energy Performance Certificate (EPC) "A" rating and BREEAM "Excellent" certification
- Variable Refrigerant Volume air conditioning and heating system to offices
- Roof mounted PV panels
- Heat Recovery Systems to improve energy efficiency
- Enhanced thermal performance
- Designed to surpass U-value benchmarks with high-spec insulation and high performance windows to reduce heat loss and lower overall energy consumption and carbon emissions

POWER

- Supply to Building 1 is 552kVA
- Supply to Building 2 is 276kVA

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THE AREA

GLASGOW'S EAST END HAS UNDERGONE A MAJOR TRANSFORMATION

EVOLVING INTO A VIBRANT, WELL-CONNECTED COMMUNITY.

The M74 extension, the upgraded Dalmarnock train station and the A728 Clyde Gateway link road —support a growing population drawn by new housing, riverside walks, parks, and world-class sports facilities like the Glasgow International Arena and Sir Chris Hoy Velodrome.

FOOD & DRINK

01 Barras Art and Design (BAaD)
02 Coia's Café
03 Drygate Brewery
04 St Luke's & The Winged Ox
05 The Jenny Burn Grill & Pizza
06 Starbucks, McDonalds, Greggs, Subway, KFC

LEISURE

07 Barrowland Ballroom
08 Pure Paddle Club
09 Citizens Theatre
10 The Barras Market
11 Merchant Square
12 Shawfield Greyhound Stadium

SHOPPING

13 Farmfoods
14 Forge Retail Park
15 Lidl
16 Morrisons
17 Tesco Extra
18 The Forge Shopping Centre
19 Merchant City
20 Glasgow City Centre

HOUSING

With 2,500 homes already completed and the potential for a further 6,000, a vibrant community is building and going from strength to strength.

SPORTS

21 Boxing Scotland High Performance Centre
22 Celtic Park
23 Crownpoint Sports Complex
24 Cuningar Loop (Bouldering)
25 Glasgow International Arena
26 Flip Out Trampoline Park
27 Glasgow Club Gorbals
28 Glasgow Green Football Club
29 Glasgow National Hockey Centre
30 Glasgow Rocks Club (Basketball)
31 Glasgow Rowing Club
32 Sir Chris Hoy Velodrome

PARKS

33 Cuningar Woodland Park
34 Glasgow Green
35 Richmond Park
36 Old Dalmarnock Park

TRANSPORT

Train Line
Clyde Gateway
National Cycle Network 75 / Clyde Walkway
National Cycle Route 756

XWORKS

THE EAST END, CONNECTED & THRIVING

The East of Glasgow is fast becoming the place to be. With the former Commonwealth Games Athletes' Village comprising 700 houses and numerous other new residential developments completed and underway, more and more people are moving to the area, drawn by the excellent connectivity and the close proximity to Glasgow city centre.

Riverside walks, beautiful parks – Cuningar, Richmond and Glasgow Green, along with the world class sporting facilities have also encouraged this influx of new residents.

Retail provision is first class with The Forge Shopping Centre and Retail Park serving the area, Rutherglen Main Street a short drive away and the outstanding shopping on offer in Glasgow city centre.

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TRANSPORT

TAKE THE SCENIC ROUTE

On foot - XWORKS via Glasgow Green to the Merchant City - **20 minutes**

TAKE A WALK

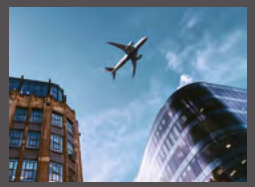
XWORKS to Dalmarnock Station - **2 minutes**

TAKE THE CAR

Junction 1A M74 linking to Scotland's motorway network - **4 minutes**

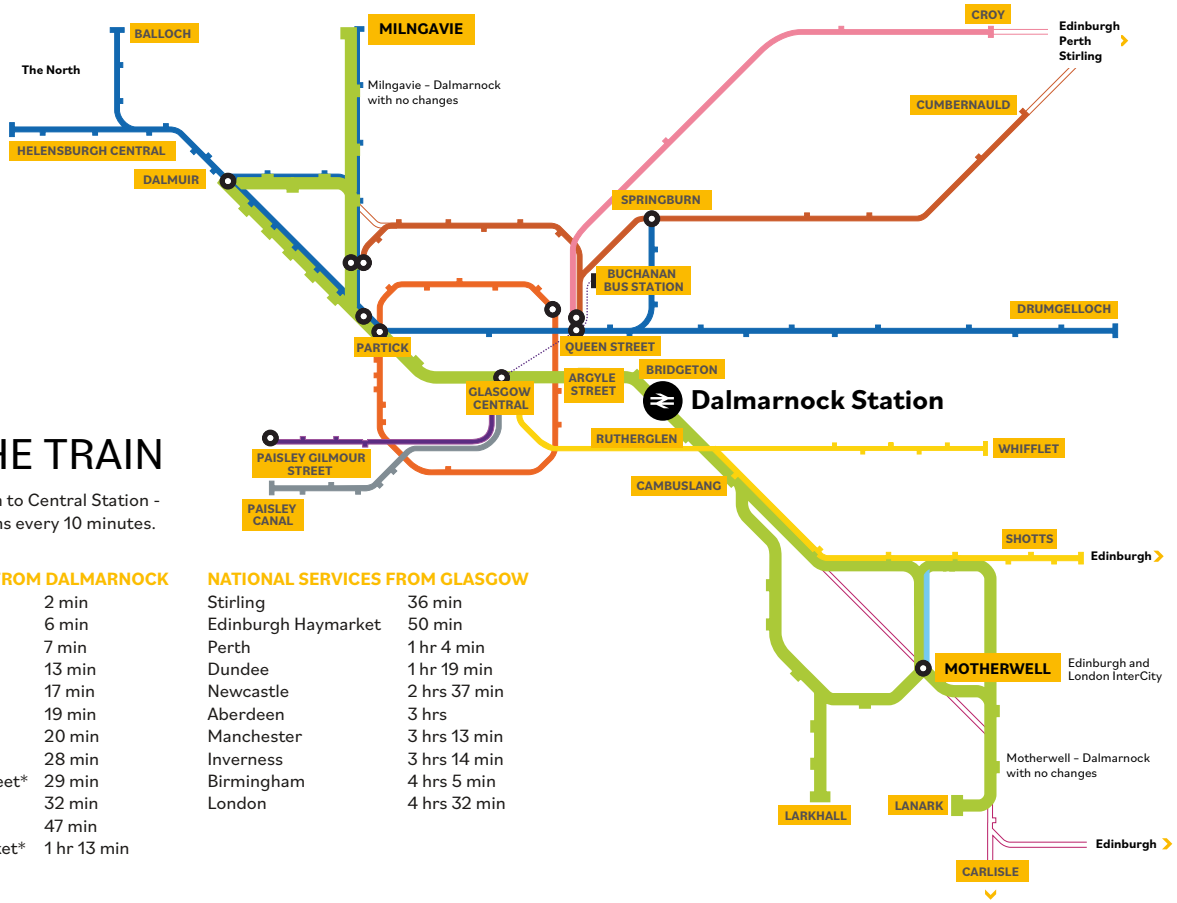
TAKE TO THE SADDLE

National Cycle Network 75 and 756 on the doorstep



TAKE OFF

Glasgow International Airport 15 minute connection via Junction 1A M74



TAKE THE TRAIN

Dalmarnock Station to Central Station - 7 minutes with trains every 10 minutes.

LOCAL SERVICES FROM DALMARNOCK

Rutherglen	2 min
Argyle Street	6 min
Glasgow Central	7 min
SSE Hydro	13 min
Partick	17 min
Hamilton Central	19 min
Whifflet	20 min
Motherwell	28 min
Paisley Gilmour Street*	29 min
Milngavie	32 min
Cumbernauld	47 min
Edinburgh Haymarket*	1 hr 13 min

* One change

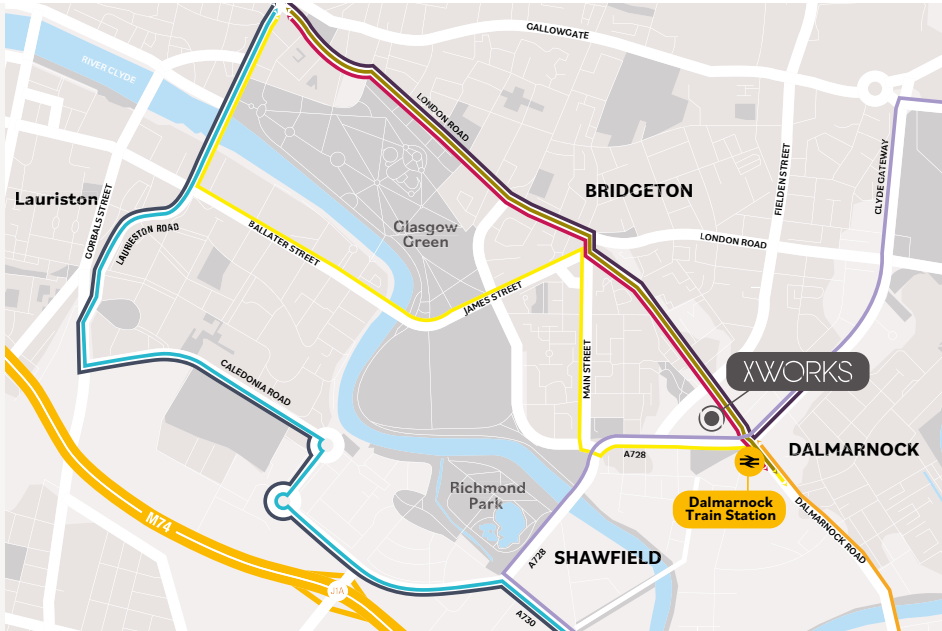
NATIONAL SERVICES FROM GLASGOW

Stirling	36 min
Edinburgh Haymarket	50 min
Perth	1 hr 4 min
Dundee	1 hr 19 min
Newcastle	2 hrs 37 min
Aberdeen	3 hrs
Manchester	3 hrs 13 min
Inverness	3 hrs 14 min
Birmingham	4 hrs 5 min
London	4 hrs 32 min

TAKE THE BUS

Choose from multiple bus routes on the doorstep.

- 18 City Centre to Greenhills, East Kilbride
- 46 Castlemilk to Easterhouse
- 64 City Centre to Carmyle
- 65 City Centre to Halfway, Cambuslang
- 263 Buchanan Bus Station to Hamilton
- 21 City Centre to East Kilbride
- 267 City Centre to Newmains



Clyde Gateway Innovation
Dalmarnock | XWORKS

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Enquiries

Ryden.co.uk
0141 204 3838

Gregor Harvie
gregor.harvie@ryden.co.uk
07765 255 988

Gillian Giles
gillian.giles@ryden.co.uk
07826 946 312

gatewayenquiries@clydegateway.com

Clyde Gateway Innovation Website

Clyde Gateway
People Place Innovation

Funding partners

Scottish Enterprise

Glasgow CITY COUNCIL

GLASGOW CITY REGION

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