RED TREE
BRIDGETON

A NEW WAY OF WORKING



DALMARNOCK ROAD | BRIDGETON | G40 4LA

WORK YOUR OWN WAY

These well specified offices within a completely refurbished building in the heart of Bridgeton provide a variety of suite sizes, high quality accommodation and significant occupier flexibility.

SPECIFICATION

- Corporate grade fibre connection
- Contemporary finishes throughout
- Modern, energy efficient lighting
- Raised access flooring providing flexible power layout
- Locally controlled heating for each suite
- Secure access with alarm system and CCTV
- Fully networked CAT6 cabling throughout
- DDA Compliant
- EPC - B









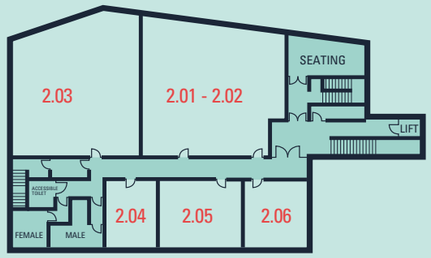




FACILITIES

- Staffed reception with additional administrative support services available
- Bookable meeting room
- Communal kitchen with seating and tea points on each floor
- Easy access to ICT – ready for user fit-out
- Male, female and accessible toilets
- Shower
- Lift access
- Free car parking adjacent
- Bike store

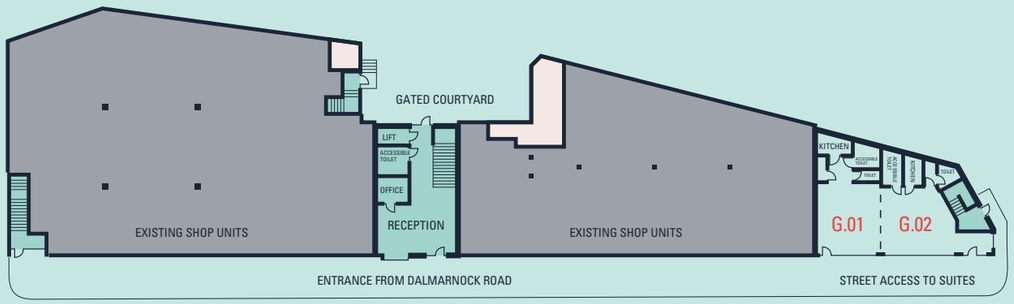
FLOOR PLANS



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

- Office Suites
- Common Areas
- Shop Units

GROUND FLOOR

SUITE	SQ M	SQ FT
G.01	46.2	497
G.04	53	571

FIRST FLOOR

SUITE	SQ M	SQ FT
1.01	16.3	176
1.02	16.5	178
1.03	16.4	177
1.04	16	172
1.05	16.9	182
1.06	16.4	177
1.07	16.4	177
1.08	27.2	293
1.09	27.1	292
1.10	26.5	286

SUITE	SQ M	SQ FT
1.11	18.3	197
1.12	25.5	275
1.13	37.3	402
1.14	58.9	634
1.15	67.5	727
1.16	96.9	1,043
1.17	90.5	974
1.18	35.8	385
1.19	27.9	300
1.20	79.4	855

SECOND FLOOR

SUITE	SQ M	SQ FT
2.01 - 2.02	129.4	1,393
2.03	124	1,335
2.04	24.9	267
2.05	46.1	496
2.06	25.2	271

ON THE DOORSTEP OR NEARBY

An array of shops, attractions and services are nearby including:

- Public Library and Learning Centre with a café
- West Restaurant, Bar and Brewery
- Emirates Arena with associated gym and leisure facilities
- People's Palace and Winter Gardens







Bridgeton Cross is home to several grocers, butchers, hairstylists, an optician, pharmacy, dentist and coffee / sandwich shops.

Just 3 minutes by train or 5 by car takes you to Argyle Street where you'll find Marks & Spencer, St Enoch Shopping Centre and all the other amenities of Glasgow City Centre.









CONNECTIVITY THAT REALLY WORKS

TRAIN

A one minute walk from Red Tree Business Suites, Bridgeton Station is on the Argyle Street Line providing 6 trains per hour each way, with journey times as follows:

Glasgow Argyle Street: 3 mins
Glasgow Central: 5 mins
Scottish Events Campus (SEC): 10 mins

BUS

A number of excellent bus routes operate in the immediate vicinity, offering 12 services per hour, linking Bridgeton to Glasgow City Centre.

WALK

Clyde Walkway: 10 mins
Glasgow Green: 6 mins
Red Tree to the City Centre via Glasgow Green: 15 mins

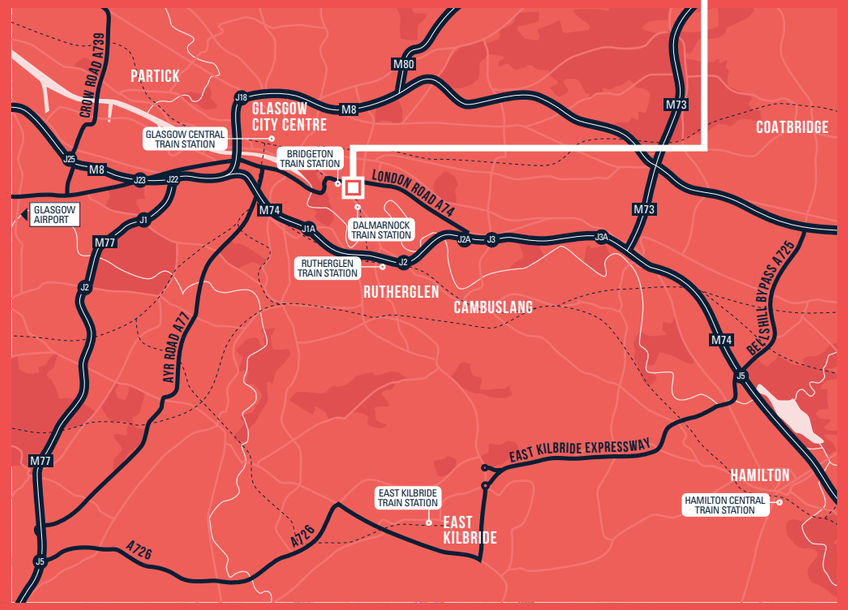
BIKE

Bridgeton is well serviced by cycle routes. The property provides secure bike racks in the gated courtyard.

CAR

Glasgow City Centre: 5 mins
Glasgow International Airport: 20 mins
Edinburgh International Airport: 50 mins
Free car parking is available adjacent.

RED TREE
BRIDGETON





EXCELLENT AMENITIES

KEY:

Subway

Train Line

National Cycle Route 756

National Cycle Route 75 / Clyde Walkway

Food & Drink

01 West Brewery
02 A'Challtainn
03 Drygate Brewery
04 Saint Luke's & The Winged Ox
05 Past Times Library Café
06 Greggs
07 Pot and Kettle Sandwich and Coffee
08 Sucre Coffee Shop

Shopping

09 Iceland
10 Tesco Extra
11 The Forge Retail Park
12 The Forge Shopping Centre
13 Morrisons Supermarket
14 ASDA Superstore
15 Lloyds Pharmacy

Leisure

16 Cineworld
17 Barrowland Ballroom
18 Merchant Square
19 Citizens Theatre
20 David Dale Gallery & Studios

Sports

21 Emirates Arena
22 Sir Chris Hoy Velodrome
23 Flip Out Trampoline Park
24 Glasgow Club Gorbals (Gym)
25 Glasgow Rowing Club
26 Glasgow Green Hockey Centre
27 Glasgow Green Football Centre
28 Crownpoint Sports Complex

LICENCE TERMS

The suites are available on the basis of a new licence for a flexible term to be agreed. The accommodation is offered on attractive all inclusive rental terms.

GET IN TOUCH TODAY

For further information regarding the outstanding range of space opportunities at Red Tree Bridgeton please contact:

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