

45 WATERLOO ST.

Glasgow * G2

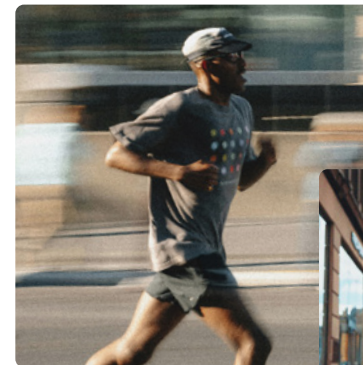
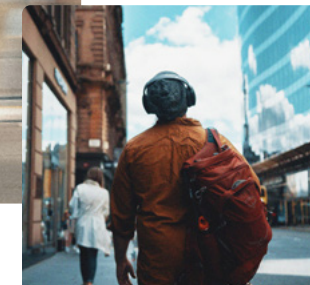
45

WATERLOO

ST.

45WATERLOO.COM

In an era where the office must be more than just a desk, **45 WATERLOO ST.** delivers a compelling reason to *make the commute*. Following a comprehensive & sophisticated refurbishment, this isn't just a place to work—it's a *premier professional destination* designed to energise your workday from *the moment you arrive*. This is more than a building; this is *The Address*.





The Established Address.

A transformed arrival experience. The complete replacement of the existing entrance, will create an enhanced professional gateway that reflects the caliber of the building within. Every detail specifically designed to make a lasting first impression.



The Welcoming Address.

Step inside 45 Waterloo St. and first impressions are redefined in our newly refurbished reception. The grandure of the light-filled atrium, combines contemporary décor with intuitive technology to create an inspiring gateway.



The Thriving Address.

Our revitalised ground floor is the new social heartbeat of 45.

The combination of workspace, social space and amenity seamlessly blend work, wellness and connection.



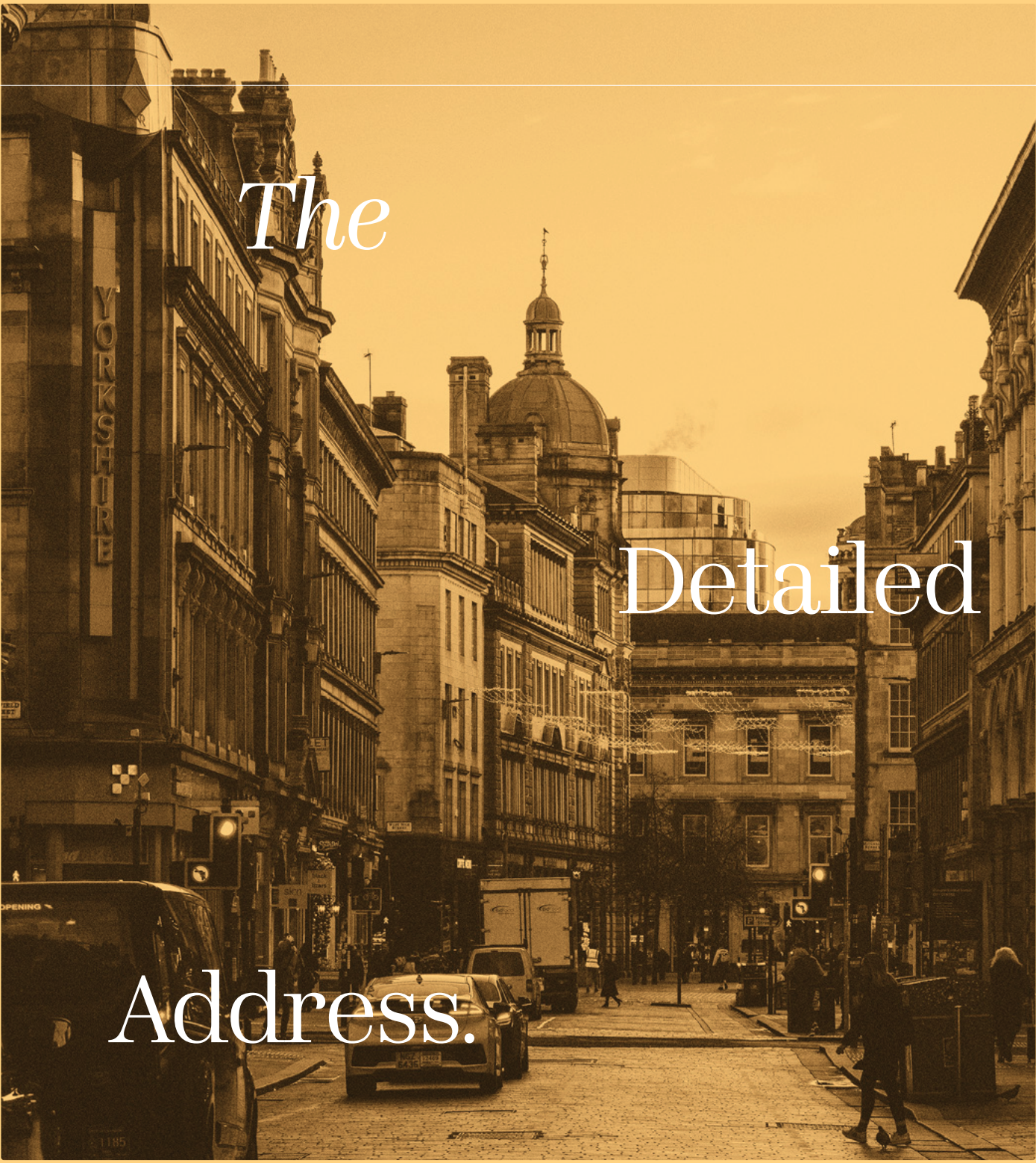


The Elevating Address.

Rise with the sun above the City in our new communal rooftop terrace. Designed with a sleek, contemporary fit-out, the north facing oasis will offer the perfect setting from morning coffee to evening events.



The detailed refurbishment of 45 Waterloo St. will transform the building into a premier business destination that seamlessly blends wellbeing with market-leading sustainability.



Beyond the aesthetic upgrades, the building prioritises wellness and modern functionality through a comprehensive amenity package.



* REFURBISHED RECEPTION

Welcoming front-of-house space for tenants / visitors.
New slimline speed gates.

* SOCIAL BREAKOUT AREA

Café lounge. Mix of loose furniture / fixed booths for flexible seating.
Supports casual dining, socialising / informal team meetings.
Adaptable layout with space for events / presenting (includes AV screen).

* GRAB & GO CAFÉ

Quick service point for a variety of refreshments.
Provides an alternative to full café dining.
Flexible offer that can adapt to changing menus and demand.
Large counter island & vending provision.

* GENDER NEUTRAL SUPERLOOS

Self-contained, single-occupancy cubicles including toilet, sink, and hand-drying facilities.

* MALE / FEMALE CHANGING

Luxury end journey facilities including showers, smart lockers and vanity areas.

* MULTI-USE MEETING ROOM

Flexible spaces for meetings, workshops & content creation.

Adaptable layouts to support collaboration or focused work.

AV screen.

Available for tenants to hire with screens & movable partitions.

* WELLNESS ROOM

* ONSITE GYM

Space to support physical health / mental wellbeing.

Can include equipment for fitness and relaxation activities.

* BUSINESS LOUNGE

More formal business lounge - power charging for laptop users.
Comfortable space designed for focused individual work.
Dedicated secondary entrance.

* PODCAST / MULTI MEDIA ROOM

Revitalised Ground Floor Offering.





Refurbished front entrance including a new revolving door and feature lighting



New slimline speed gates



Refurbished and reconfigured reception



New grab & go café on the ground floor



New communal rooftop terrace



New multi-purpose wellness room and fitness space



New Male, Female and Gender Neutral / Accessible changing facilities



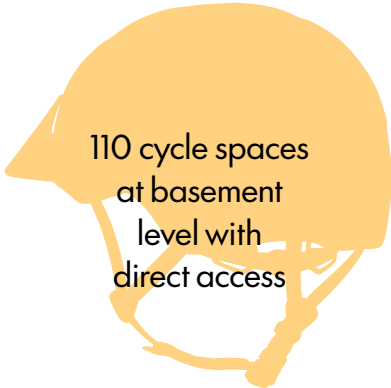
11 showers and 102 secure smart lockers



Full replacement of existing WC facilities



12 no. new superloos per floor including 2 no. accessible WCs



110 cycle spaces at basement level with direct access



Cycle maintenance and repair station



The Social Address.

45 Waterloo Street is positioned within the IFSD and the traditional core City Centre, a location where polished corporate amenities blend with the grit and character of Glasgow's bustling social scene.

Within minutes' walk in any direction, hotels, cafés, bars and eateries are instantly accessible; catering to those in the area for business networking or to unwind after a long day.

Here is a selection of the top amenities on the doorstep...



YOUR New FAVOURITE Local, FOUND.



SPRIGG
Fresh bowls, soup & sides
1 minute walk



RIOJA
Stylish yet relaxed dining space
serving up elevated Iberian flavours
3 minute walk



THE DUKE'S UMBRELLA
Gastro pub offering an
amazing menu with twist
4 minute walk



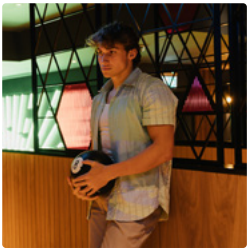
PIECE
Speciality sandwiches
& piece roast coffee
1 minute walk



BAO
Glasgow's best bao
buns & Taiwanese food
4 minute walk



THE LAST BOOKSTORE
A haven for bookworms, food lovers,
and cocktail aficionados alike
5 minute walk



VEGA RESTAURANT & BOWLING
Scotland's best top floor bar with
skyline views over the heart of the City
4 minute walk



HO WONG
Extensive a la carte menu full of
fresh, delicious Cantonese food
1 minute walk



CAFÉS

- 1 Sprigg
- 2 DOHO
- 3 Pret A Manger
- 4 Gordon St Coffee
- 5 Homemade
- 6 Piece
- 7 Caffè Nero
- 8 Fern
- 9 Starbucks
- 10 Blank Street

RESTAURANTS

- 11 The Dukes Umbrella
- 12 Ho Wong
- 13 Rioja
- 14 Bao
- 15 Göst
- 16 Madurai
- 17 Mezcal
- 18 Turbin 75
- 19 Chaakoo Bombay Café
- 20 La Laterna
- 21 Buck's Bar
- 22 Alston Bar & Beef
- 23 Glaschu
- 24 Sugo
- 25 Gamba
- 26 Celetano's (Late Spring 2026)

CONVENIENCE

- 27 Tesco Express
- 28 Co-op
- 29 M&S Food
- 30 Sainsbury's Local
- 31 Tesco Express
- 32 Lidl

PARKING

- 33 Q-Park Waterloo Street
- 34 Q-Park Sauchiehall Street
- 35 Cadogan Square Car Park
- 36 NCP Glasgow Central Station
- 37 NCP Glasgow Mitchell St
- 38 King Street Car Park

BARS

- 39 The Admiral Woods
- 40 Malo
- 41 The Noble
- 42 The Smokin' Fox
- 43 Clydeside Containers (Coming Soon)
- 44 Stereo
- 45 The Old Hairdressers
- 46 Tabac
- 47 The Last Bookstore
- 48 Devil of Brooklyn

HOTELS

- 49 Hotel Indigo
- 50 ibis Styles
- 51 yotel
- 52 Radisson Blu
- 53 Motel One
- 54 vovo Grand Central
- 55 Kimpton Blythswood Sq. Hotel & Spa
- 56 Malmaison
- 57 Arthouse Glasgow (Late Spring 2026)
- 58 Clayton Hotel Glasgow

SHOPPING

- 59 Princes Square
- 60 St Enoch Centre

FITNESS

- 61 Puregym (Hope St)
- 62 The Gym (Bothwell St)
- 63 The Soul Works Studio
- 64 Puregym (Bath St)
- 65 Revolution Studios
- 66 BFT Glasgow Central

ENTERTAINMENT

- 67 King Tut's Wah Wah Hut
- 68 Platform
- 69 Everyman Cinema
- 70 Escape Hunt
- 71 VEGA Restaurant & Bowling



45 WATERLOO ST.

Santander



SSE
Pinsent Masons
pwc
News Corp
Grant Thornton
ARCADIS

ADDLESHAW
GODDARD

AIG
DAC BEACHCROFT

SPT



LAWRIE

DIAGEO

AECOM
TRANSPORT SCOTLAND
COMHAIL ALBA
MONEY
BNP PARIBAS

Jacobs



Blackadders



Ryden

HLK

HYMANS
ROBERTSON

Ashurst



CENTRAL
CHAMBERS
(MULTIPLE
BUSINESSES)

Morgan Stanley



Gallagher Re
TESCO Bank

RYBKA

Allianz



BayWa r.e.

fsb
Federation of Small Businesses

ScotRail

MORTGAGE
LENDER

Scottish Enterprise

WATERLOO ST.



BUREAU
VERITAS

Hapag-Lloyd

sse

sky

CHUBB

dwf



Reach

Weightmans

Wescot

BARNETT
WADDINGHAM

TLT



energy

DirectLine
Group

NFU Mutual

Thompsons
Solicitors
Scotland

LEVY & MERRAE

CALEDONIAN
SLEEPER

COMMUNITY
FUND

CADOGAN ST.

ONGOING
OFFICE SPACE
DEVELOPMENT

esure

NetworkRail

BALTIC
CHAMBERS
(MULTIPLE
BUSINESSES)

CADOGAN
SQUARE
(MULTIPLE
BUSINESSES)

HOLM ST.



ARGYLE ST.

AtkinsRéalis

Burness Paull

SIEMENS

centrica

IBDO

BT

HM Revenue
& Customs

J.P.Morgan



45 Waterloo St.

Car Park

Residential

Hotel

Train Station

Proposed
Student Accom.



Ministry
of Defence

The

Connected

Minimise travel time and
maximise productivity.

Offering unparalleled connectivity
to the modern workforce,
Glasgow's transport network is not
only readily accessible when you
need it; it gets you from A to B with
ease. Whether commuting across
the City via e-bike or subway; or
travelling further afield, by car,
train or plane, 45 Waterloo Street
benefits from Glasgow's premier
transit hubs.

Address.





GLASGOW CENTRAL STATION

More than just a transit hub, Glasgow Central Station is a Category A-listed masterpiece. As Scotland's busiest station, it connects you to the entire UK and the majority of Glasgow.

2 minute walk



GLASGOW AIRPORT EXPRESS BUS

The Express is the fastest public transport, linking the City Centre to Glasgow Airport, utilising the M8 motorway to get you there in as little as 15 minutes. The quick link that bridges the gap between the heart of Glasgow and the runway.

On your doorstep



GLASGOW AIRPORT

The City's international gateway, serving over 100 destinations worldwide, with 2026 seeing a significant surge in transatlantic and European connectivity.

15 minutes or less by bus



15 MINUTES *or Less.*



VOI CITY BIKE HIRE

The City's cycle hire has gone 100% electric with VOI. Whether you're commuting from the Southside or exploring the West End, VOI e-bikes are the sleek, coral-colored keys to the City.

Nearest Bike Rack - 2 minute walk



GLASGOW SUBWAY

The Glasgow Subway consists of two perfect circles (the Inner and the Outer), connecting 15 stations across the City Centre, South of the river and the vibrant West End.

*Buchanan St. - 10 minute walk
St Enoch - 9 minute walk*



QUEEN ST. STATION

Having undergone a spectacular £120 million transformation, the new Queen Street Station is primed to connect. The link between Glasgow and Edinburgh is one of the most efficient and high-frequency transit corridors in Europe.

10 minute walk



-  45 Waterloo St.
-  Car Parking
-  Nearest Taxi Rank
-  Airport Bus Stop / Route
-  VOI Bike Racks
-  Train Stations
-  Subway Stops
-  Cycle Lanes



45 Waterloo St. supports the diverse rhythms of the modern workday. This isn't just an office building; it's workspace designed to balance productivity with wellbeing.

Accommodating

Address.

The

From the grand sense of arrival at reception, to the quiet retreats of the rooftop terrace, every square inch of 45 Waterloo St. has been considered to provide a seamless transition between collaborative and office spaces.

45 Waterloo St. affords occupiers the ability to offer their workforce an environment that truly rewards the commute.





*95,890 sq ft
of Flexible,
Modern Space*



Roof

732 sq ft

Including:
Lounge Area 732 sq ft
Rooftop Terrace 1,744 sq ft

Sixth

13,380 sq ft

Fifth

13,347 sq ft

Fourth

15,123 sq ft

Third

15,177 sq ft

Second

13,659 sq ft

First

13,616 sq ft

Ground

6,803 sq ft

Including:
East Office Suite 6,803 sq ft
West Business Lounge 2,400 sq ft
Reception 980 sq ft
Onsite Gym 431 sq ft
Wellness Room 242 sq ft

Basement

TOTAL

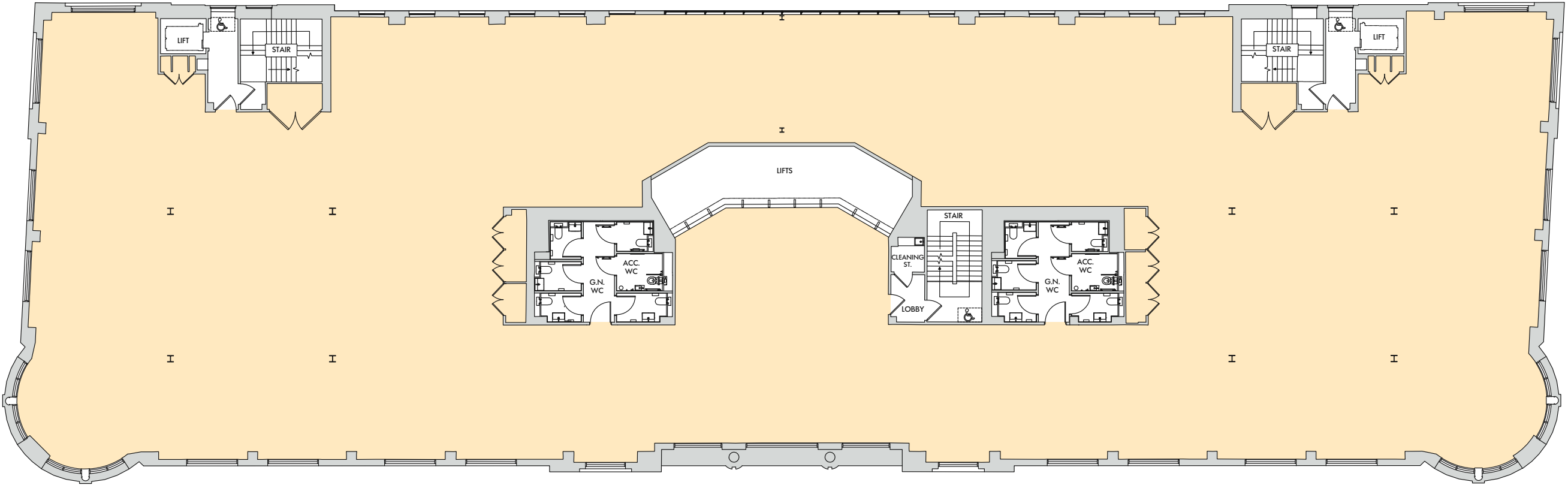
95,890 sq ft

*



Typical Floor Plate

15,177 sq ft



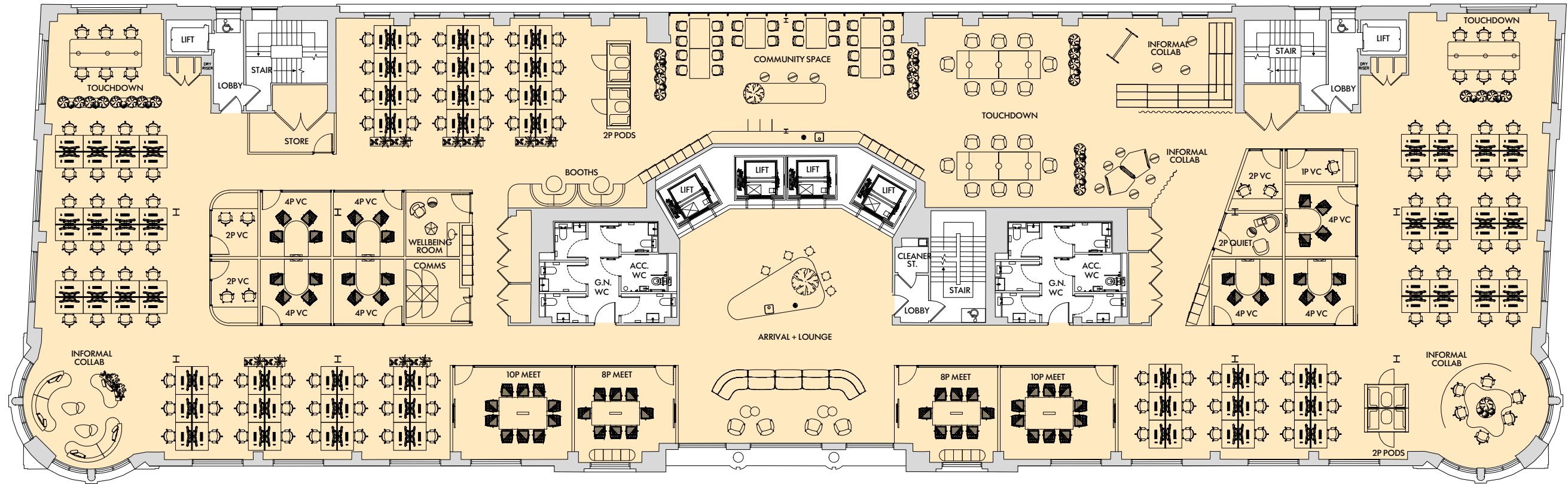
WATERLOO ST.



Test Fit

Typical Floor for Single Occupier / 15,177 sq ft

This option demonstrates a layout for a single occupier with a variety of work settings.



STANDARD WORKING

114 Workstations
Maximum Occupancy: 1:6 – 235 people

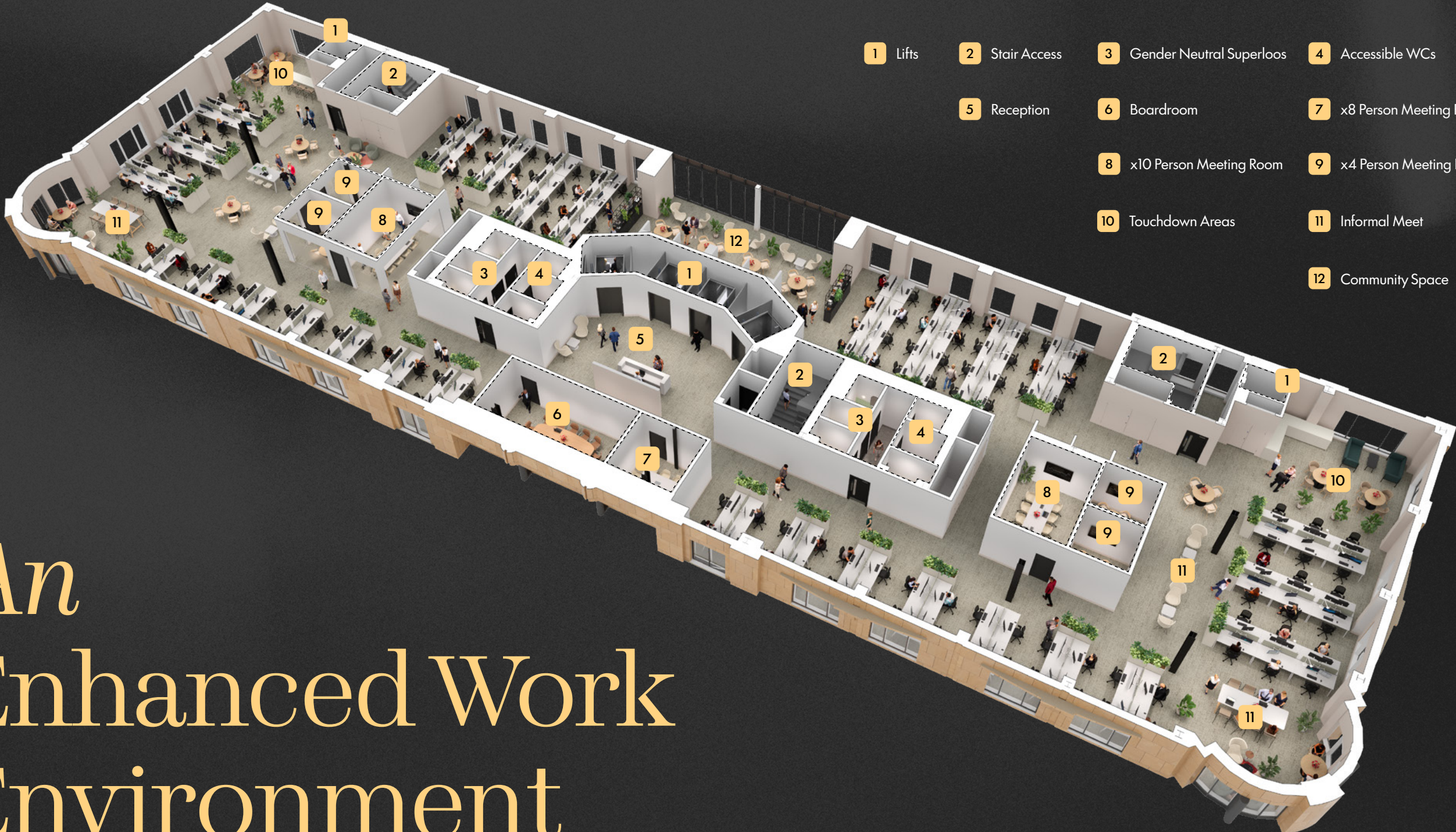
SUPPORT FACILITIES

2 x 10 person meeting room	1 x Arrival & tea-point
2 x 8 person meeting room	4 x Touchdown table
7 x 4 person VC room	1 x Community space with flexible seating
5 x Informal collab area	(incl. informal meeting & working space)

4 x 2-4 person pod
4 x 1-2 person VC room
1 x Quiet room
1 x Store

1 x Comms room
1 x Wellbeing room
Lockers + coat storage



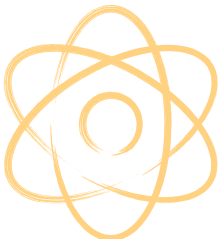


An
Enhanced Work
Environment





45 WATERLOO ST. IS COMPLETELY ELECTRIC



NO FOSSIL FUELS HAVE BEEN USED DURING THE REFURBISHMENT



DESIGNED TO ACHIEVE NET ZERO CARBON

Operational energy in line with the UKGBC framework



BREEAM 'EXCELLENT'

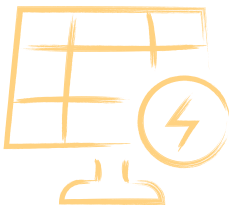
A global sustainability certification for buildings

LOW IMPACT, *High Performance.*



THE ELECTRICITY SUPPLY WILL BE PROVIDED BY GOOD ENERGY

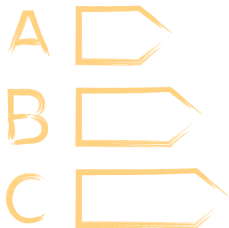
Which is entirely supplied by renewable sources and is a B Corp certified company



MAXIMISING ON SITE RENEWABLES SUCH AS SOLAR PHOTOVOLTAIC



UPFRONT CARBON IS LOWER THAN AN AVERAGE NEW BUILD



ACHIEVING AN EPC RATING OF 'A'



45 WATERLOO ST.

Glasgow * G2

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